



63 Glanmor Park Road, Sketty, Swansea, SA2 0QE

Asking Price: £399,950

- Attractive Three Bedroom Detached family Home Built Circa 1920
- Potential To Develop Further Subject to all Planning Consents
- Popular And Sought After Residential Area
- Retains Many Original Features And Character
- Well Proportioned Accommodation Arranged Over Two Floors
- No Forward Chain



Entrance Hallway

Entered via front door to hallway with staircase giving access to the first floor, under stairs storage cupboard space, plate rack, papered ceiling with coving, 2 leaded glazed windows to front aspect, further window to side and doors to:-

Lounge

4.22m x 3.52m (13' 10" x 11' 7")

With feature brick open fire place and matching hearth, stripped pine floor boards, picture rail, papered ceiling with coving and leaded stain glass bay window to front aspect.

Sitting Room

4.82m x 3.78m (15' 10" x 12' 5")

A good size light and airy room suitable for many uses including dining room with feature marble tile open fire place housing coal effect gas fire and matching hearth, stripped pine floor boards, picture rail, papered ceiling with coving, leaded stain glass bay window to front, further window to side aspect and double glazed door to:-

Conservatory

3.39m x 2.88m (11' 1" x 9' 5")

Built upon brick plinth, double glazed leaded windows, polycarbonate strengthened roof and double glazed door giving access to rear courtyard.

Kitchen

4.60m x 2.81m (15' 1" x 9' 3")

A fully fitted kitchen with a range of matching base and wall units and drawer space, colour coordinated roll top work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, integrated fridge and freezer, built in fan assisted electric cooker, 4 ring gas hob with extractor canopy over, plumbing for dish washer, wall mounted Worcester boiler (supplying domestic hot water and gas central heating), part tiled walls, ceramic tile flooring, breakfast bar, papered ceiling with coving

Rear Porch

With ceramic tile flooring, fitted shelves, fully tiled walls, polycarbonate roof and double glazed door to rear aspect.

First Floor Landing

With leaded stain glass window to side aspect, attic hatch, picture rail and doors to:-

Bedroom One

4.40m x 3.56m (14' 5" x 11' 8")

A good size light and airy master bedroom, papered ceiling with coving, picture rail, leaded stain glass bay window to front aspect and further leaded window to side aspect.

Bedroom Two

4.81m x 3.92m (15' 9" x 12' 10")

With fitted wall lights, papered ceiling with coving, picture rail and leaded bay window to front aspect.

Bedroom Three

2.79m x 2.35m (9' 2" x 7' 9")

With fitted wall lights and double glazed leaded bay window to front aspect.



Bathroom

3.70m x 2.82m (12' 2" x 9' 3")

Featuring a sleek panel bath and a contemporary double base glazed walk-in shower enclosure with electric shower, this bathroom offers the perfect balance of indulgence and convenience. The low-level W.C. complements the clean, modern lines, while the vanity wash hand basin with three-drawer storage keeps essentials neatly tucked away. Storage is a standout feature, with full-length fitted sliding door units providing generous, clutter-free organisation. Elegant coving adds a refined finish, while the combination of part Respatex wall panelling and part tiled walls delivers durability with modern style. Natural light flows in through double-glazed frosted windows to the side and rear aspect, ensuring privacy without compromising brightness.

External

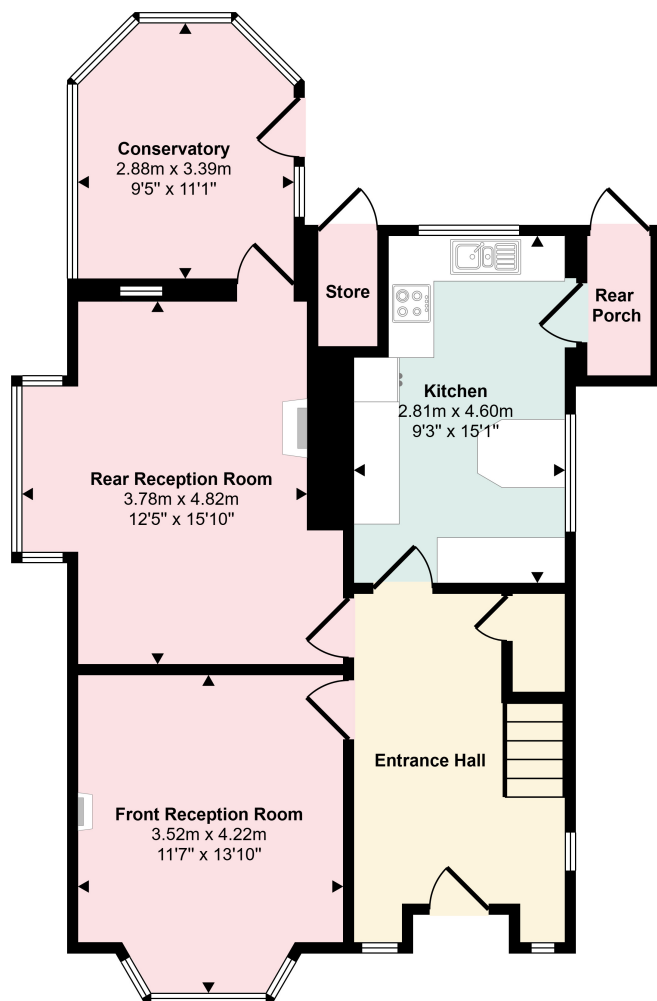
This charming home sits proudly on a generous corner plot, offering both space and privacy in an enviable position. Accessed through a gate and along a welcoming pathway, you're led to an impressive entrance porch featuring beautiful terrazzo tiles and marble detailing, creating a stylish first impression. The front garden is mainly laid to lawn and extends gracefully to the side, bordered by mature hedgerow, established shrubs, and colourful flower beds that enhance the property's kerb appeal. To the rear, a private patio area provides the perfect setting for relaxing or entertaining, while driveway parking and a single detached garage add practicality and convenience to this delightful home.

Disclaimer

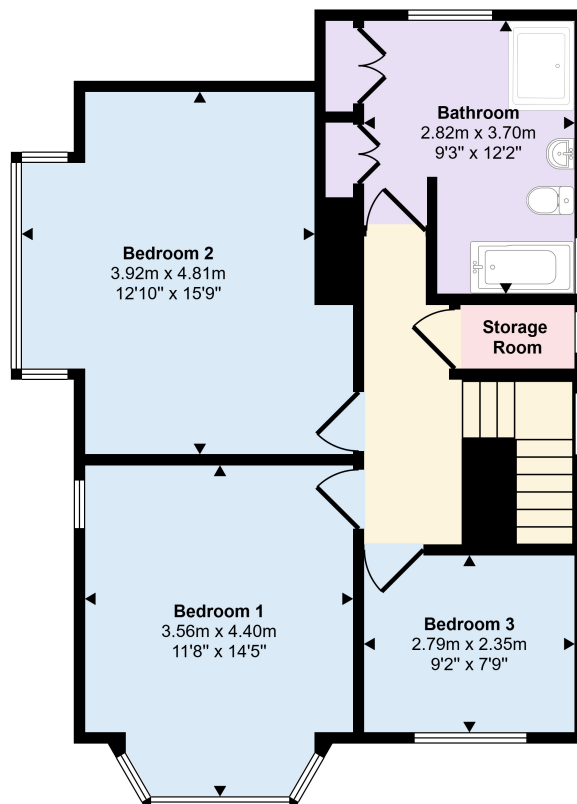
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
135 sq m / 1455 sq ft



Ground Floor
Approx 72 sq m / 780 sq ft



First Floor
Approx 63 sq m / 676 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

