



## **10 Carnglas Avenue, Swansea, SA2 9JG**

### **Offers Over £325,000**

Charming and versatile THREE BEDROOM DETACHED BUNGALOW offering a wonderful blend of comfort, space and flexibility - perfect for family life. The ground floor features a generous double bedroom that could easily serve as an additional living area or home office, alongside a spacious LIVING/DINING ROOM, 2ND RECEPTION ROOM, KITCHEN and a bright CONSERVATORY which opens out to the garden. Upstairs, two further double bedrooms with fitted wardrobes provide excellent storage and one features pvcu patio doors to the rooftop which overlooks the garden and benefits from far reaching views towards the sea. The recently replaced flat roof here offers EXCITING POTENTIAL to create a stunning roof terrace to enhance the living space and make the most of the views.

With its sociable layout, light-filled rooms and versatile spaces, this home offers the ideal blend of comfortable living and lifestyle convenience for families of all ages, from growing families, to downsizers. The low-maintenance garden combines a terrace, patio and an outbuilding with huge potential as a home office, teen den, hobby room, or studio, with driveway to the front. The property is situated in the sought-after Sketty area, renowned for its family-friendly atmosphere, excellent local amenities, and highly regarded schools. Residents enjoy easy access to beautiful green spaces and the nearby seafront promenade, perfect for outdoor activities and leisurely walks. Call to view now!

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**Entrance**

6'4" x 4'0" (1.95 x 1.23)

Comprising pvcu external door, carpet and further door to the main hallway.

**Hallway**

9'10" x 8'0" (3.01 x 2.45)

Featuring pvcu windows, understairs cupboard, radiator & doors to the living areas, kitchen, bathroom and third double bedroom.

**Kitchen**

12'6" x 7'11" (3.83 x 2.43)

Galley kitchen with a generous range of wall & base units & worktops, stainless steel sink, integral appliances including cabinet mounted double oven, gas hob & extractor. Open to the expansive living/dining room.

**Living/Dining Room**

17'10" x 14'9" (5.45 x 4.50)

Large living/dining room, with double doors to the 2nd reception room and patio doors to the conservatory and directly to the garden. Featuring wood flooring, dual radiators and recessed spotlights. Open to the kitchen.

**2nd Reception Room**

17'6" x 10'2" (5.34 x 3.12)

Second cosy living space accessed via the main hallway and also the living/dining room, comprising fitted carpet, radiator and pvcu windows.

**Bathroom**

10'10" x 5'0" (3.31 x 1.54)

Part tiled bathroom, fitted with a heated towel rail, sink, WC, bath and corner shower.

**Bedroom Three**

14'3" x 9'11" (4.36 x 3.04)

Third large double bedroom with fitted wardrobes, carpet, radiator and pvcu bay windows to the front aspect. Located on the ground floor this bedroom could also provide space for a multi-generational living arrangement or welcoming guests with convenience & privacy. Currently used as a home office.

**Landing**

6'5" x 5'6" (1.98 x 1.68)

Landing space with velux window, fitted unit, carpet and doors to bedrooms one & two.

**Bedroom One**

13'7" x 10'6" (4.16 x 3.21)

Double bedroom with vaulted ceiling, featuring fitted wardrobes, carpet, radiator, pvcu windows & sliding patio doors to the rooftop. The flat roof is in excellent condition and offers the potential to be transformed into a stylish roof terrace, adding valuable outdoor living space and giving you the perfect spot in which to enjoy the far reaching sea views.

**Bedroom Two**

13'10" x 10'6" (4.23 x 3.21)

Second double bedroom with fitted carpet, radiator and built-in wardrobes, pvcu windows to the front aspect.

**External and Location**

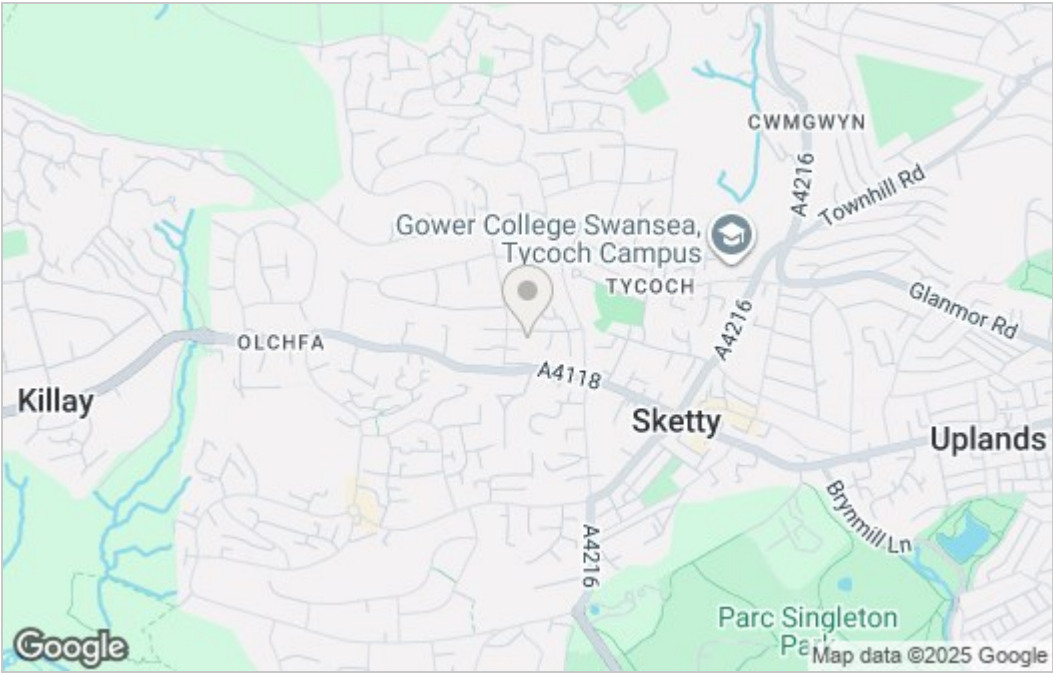
The property features a driveway to the front, providing parking for two vehicles. To the rear, a patio terrace flows directly from the living/dining room, perfect for outdoor dining or relaxing in the sunshine. Beyond lies a larger, paved garden with ample space for children and pets to play, complemented by low-maintenance borders and pretty potted plants. At the far end, you'll find a useful shed and a brick outbuilding, offering fantastic potential to be transformed into a home office, hobby room, teen den, or even a music room. The flat roof off bedroom one, offers potential to create a roof garden/terrace and has peaceful sea views.

Situated in the sought-after area of Sketty, this home is perfectly placed for everyday convenience, with a wide range of shops, cafés and services close by. Excellent transport links make commuting easy, while well-regarded schools and nearby green spaces add to its family-friendly appeal. The location also offers easy access to Swansea seafront promenade, giving you the opportunity to enjoy coastal walks and safe cycling all the way to the marina and Mumbles in the opposite direction.

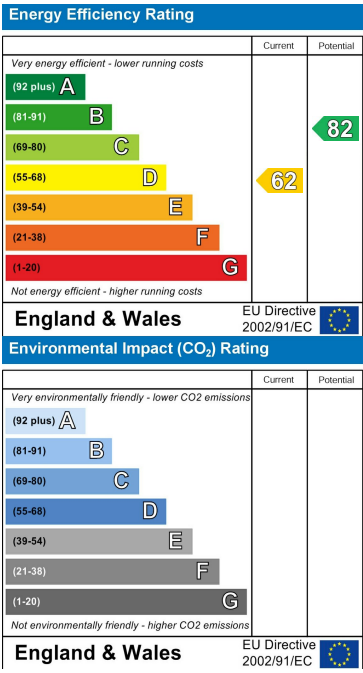
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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