



## Grosvenor Road, offers in excess of £325,000

- No Chain!
- Ideal Family Home
- Mumbles Views
- Set Over 4 Storeys
- Council Tax E
- EPC Rating: E



 3  1  2





## About the property

Available with no chain is this well-presented family home situated in the popular location of Sketty with stunning views over Mumbles. Set out over 4 stories, the property offers flexible living opportunities with tones of natural light flooding each room.

The home briefly comprises: Entrance Hall, living room, dining room, kitchen on the ground floor, shower room in the basement with access to the garden. On the first floor there are three bedrooms and a bathroom with stairs to the second floor where there is the 4th bedroom,

Viewing is highly recommended to appreciate the space and potential with its flexible accommodation. Please call Peter Alan on 01792 641481 or book 24/7 on our website.







## Accommodation

### Cloakroom

### Lounge

11' x 13' ( 3.35m x 3.96m )

### Dining Room

10' 1" x 12' 1" ( 3.07m x 3.68m )

### Kitchen

15' 1" Max x 14' Max ( 4.60m Max x 4.27m Max )

### Shower Room

### Bedroom 1

17' Max x 11' ( 5.18m Max x 3.35m )

### Bedroom 2

14' x 12' 1" ( 4.27m x 3.68m )

### Bedroom 3

15' x 9' max ( 4.57m x 2.74m max )

### Bedroom 4

9' 1" x 7' 1" ( 2.77m x 2.16m )

### Bathroom

## Floorplan



**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

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