



## Glen Road, £400,000

- Separate Annex/Office To The Rear
- Council Tax Band E
- Master Bedroom With Juliet Balcony
- Shower Room And En-Suite
- Multi Car Driveway
- Open Plan Kitchen/Diner
- Beautifully Presented
- EPC Rating: D



4 2 2





## About the property

Available for sale is this beautifully presented family home with converted attic and Juliet balcony with stunning views of Swansea bay. The property further benefits from an annex at the bottom of the garden with electric, ideal for a home office. The property is conveniently located to local schools and both the Swansea sea front and Mumbles.

The property comprises entrance porch, hallway, open plan kitchen/diner with double doors onto the decking to the rear and lounge. On the first floor there are three bedrooms and shower room, with stairs to the master bedroom in the converted attic which has incredible views from the Juliet balcony, four piece suite en-suite, and ample storage in the eaves.

Externally, there is a driveway to the front which the current owner can keep up to three cars on and side access to the rear garden. There is both decking and lawn areas with a path leading to the purpose built annex at the end of the garden.

A viewing is highly recommended to fully appreciate how much space this property has to offer, please call a member of the team today on 01792 641481.

## Accommodation

### Entrance Porch

### Entrance Hall

### Lounge

15' min to bay x 11' 1" max ( 4.57m min to bay x 3.38m max )

### Dining Room

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

### Kitchen

17' 1" max x 14' max ( 5.21m max x 4.27m max )





**Bedroom 1**

15' 1" x 16' 1" max ( 4.60m x 4.90m max )

**En Suite**

**Bedroom 2**

11' x 11' 1" max ( 3.35m x 3.38m max )

**Bedroom 3**

11' 1" max x 11' 1" max ( 3.38m max x 3.38m max )

**Bedroom 4**

11' x 7' ( 3.35m x 2.13m )

**Showroom**

**Outbuilding**

9' 1" x 11' ( 2.77m x 3.35m )

## Floorplan



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