



Carnglas Road, £380,000

- Off Street Parking For Multiple Cars
- Modern Standard Throughout
- Converted Attic Space
- Bi-folding Doors On To The Rear Garden
- Perfect Family Home
- EPC Rating: Awaited



 3  2  2



About the property

I am delighted to present this immaculate semi-detached house, currently listed for sale. This exquisite property is ideally suited for families, boasting an array of features designed for comfortable living. Located in a much sought-after location, this home is also conveniently close to local schools and amenities, offering an excellent balance of convenience and tranquillity. The property benefits from two spacious reception rooms, providing plenty of space for relaxation and entertainment. An open-plan kitchen forms the heart of the home, complete with built-in pantries and a generous dining space - perfect for hosting dinner parties or enjoying family meals. The house offers three double bedrooms, all of which are spacious and offer ample storage. The residence also benefits from two well-appointed bathrooms, ensuring that each day starts and ends in comfort and style. One of the unique features of this property is the inclusion of a private parking space, offering both convenience and security. The property is further complemented by a beautiful garden, providing a peaceful outdoor space for relaxation and leisure activities. This is a rare opportunity to acquire a property that perfectly blends modern living with a touch of elegance. Its immaculate condition reflects the care and attention invested into the property, ensuring it remains a delightful dwelling for its next owners. Please contact us for more information or to arrange a viewing.



Accommodation

Lounge/Playroom	8' 2" x 11' 4" (2.49m x 3.45m)
16' 7" x 7' 7" (5.05m x 2.31m)	Bedroom 2
Kitchen	13' 9" x 14' 7" (4.19m x 4.45m)
13' 2" x 9' 8" (4.01m x 2.95m)	Bedroom 3
Lounge	10' 6" x 9' 1" (3.20m x 2.77m)
10' 8" x 13' 5" (3.25m x 4.09m)	
Dining Room	
9' 8" x 9' 2" (2.95m x 2.79m)	
Wc	
5' 6" x 2' 9" (1.68m x 0.84m)	
Utility Room	
5' 6" x 5' 6" (1.68m x 1.68m)	
Attic Space	
20' 9" x 14' 1" (6.32m x 4.29m)	
Bathroom	
11' 4" x 5' 9" (3.45m x 1.75m)	
Bedroom 1	

01792 641481

swansea@peteralan.co.uk

Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

