



72 Carnglas Road, Sketty, Swansea, SA2 9BW

£300,000

Situated in the sought-after Carnglas Road, this charming semi-detached house boasts two reception rooms and three cosy bedrooms, providing ample space for a growing family. As you step inside, you are greeted by a delightful lounge featuring a bay window. The open-plan kitchen and breakfast room, complete with a sitting area that seamlessly flows into the dining room, create a warm and inviting space for family gatherings and entertaining guests. Outside, a driveway with side access leads to the rear of the property, where you'll find an enclosed garden. The house is conveniently located within walking distance of Sketty Primary School and local shops in Tychoch. The City Centre is also a short distance away, along with the local amenities of Sketty and Killay. Don't miss out on the opportunity to make this house your home. With its perfect blend of comfort, style, and practicality, this property in the heart of Tychoch is truly a haven for families.

The Accommodation Comprises

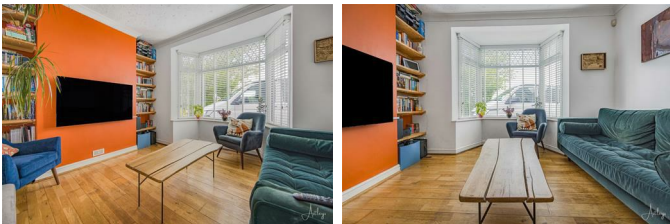
Ground Floor

Entrance Hall



The entrance hall welcomes you with a double glazed door featuring stained glass and side panels, It includes a radiator, tiled flooring and coving to the ceiling. A staircase leads to the first floor, complemented by an under-stairs storage cupboard for convenient organisation.

Lounge 11'9" into bay x 12'0" (3.60m into bay x 3.67m)



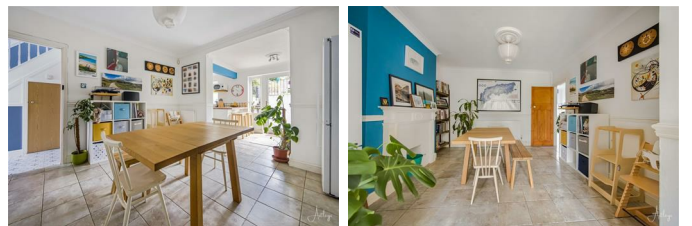
Features a double glazed bay window to the front, allowing for ample natural light. It boasts elegant wooden flooring and coving to the ceiling, adding a touch of refinement and radiator.

Dining Area 12'1" x 12'0" (3.68m x 3.67m)



The dining area seamlessly opens to the kitchen/breakfast room and a sitting room, creating an inviting open-plan space. It features a fireplace, two radiators, tiled flooring, coving to the ceiling.

Another Aspect Of The Dining Area



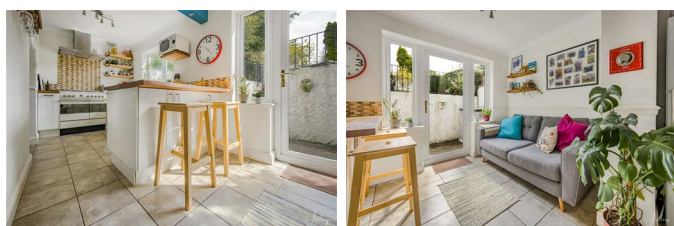
Kitchen/Breakfast/Sitting Room



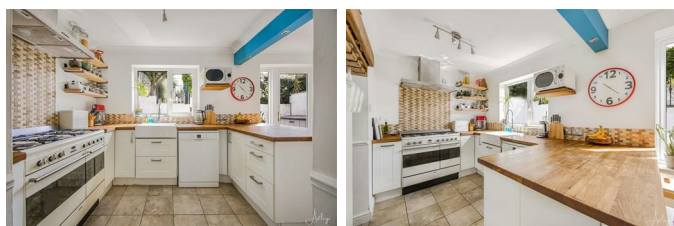
The kitchen/breakfast room, opening from the dining room, features a cosy sitting area and is fitted with a

range of base units with ample worktop space. It includes a charming Belfast sink unit positioned under a window that offers delightful views of the garden. A breakfast bar provides a convenient dining spot, while plumbing for a dishwasher and space for a range-style cooker add modern convenience. The room is finished with tiled flooring and coving to the ceiling, complemented by two double glazed windows to the rear and a double glazed door leading to the rear garden.

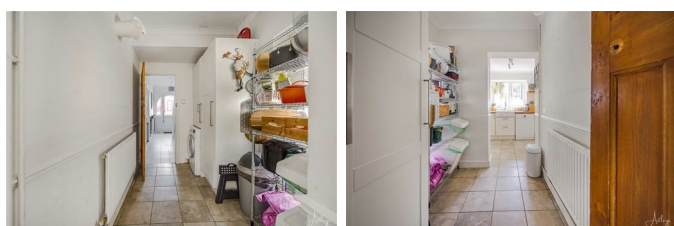
Another Aspect Of The Kitchen/Breakfast/Sitting Ro



Another Aspect Of The Kitchen/Breakfast/Sitting Ro



Utility 8'4" x 5'10" (2.54m x 1.79m)



Cupboard for storage and housing the boiler, plumbing for washing machine, radiator, tiled flooring, coving to ceiling, double glazed door to side.

First Floor

Landing



Double window to side with stained glass, access to loft.

Bedroom 1 12'1" x 12'0" (3.68m x 3.67m)



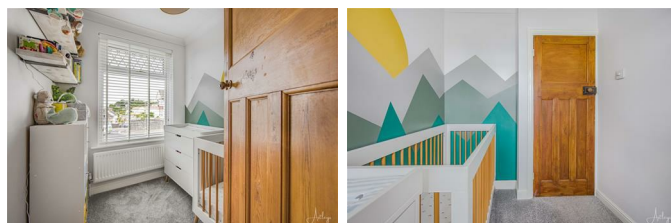
Double glazed window to rear, coving to ceiling, radiator.

Bedroom 2 9'10" x 11'9" (3.00m x 3.57m)



Double glazed window to front, coving to ceiling, radiator.

Bedroom 3 7'7" x 6'4" (2.31m x 1.92m)



Double glazed window to front, coving to ceiling, radiator.

Bathroom



The bathroom features a three-piece suite comprising a bath with an overhead shower, a vanity wash hand basin, and a WC. Tiled walls, heated towel rail, tiled flooring, ceiling spotlights and a frosted double-glazed window to the rear.

External



To the front of the property, there is a driveway providing convenient off-road parking and a side gate leading to the rear garden.

The rear garden is fully enclosed, featuring a seating area and steps that lead up to a lawned garden. Continuing further, you'll find a paved patio ideal for outdoor dining, as well as a gravelled area complete with a garden shed, offering ample storage and versatile outdoor space.

Rear Garden



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 16 Mbps Superfast 180 Mbps

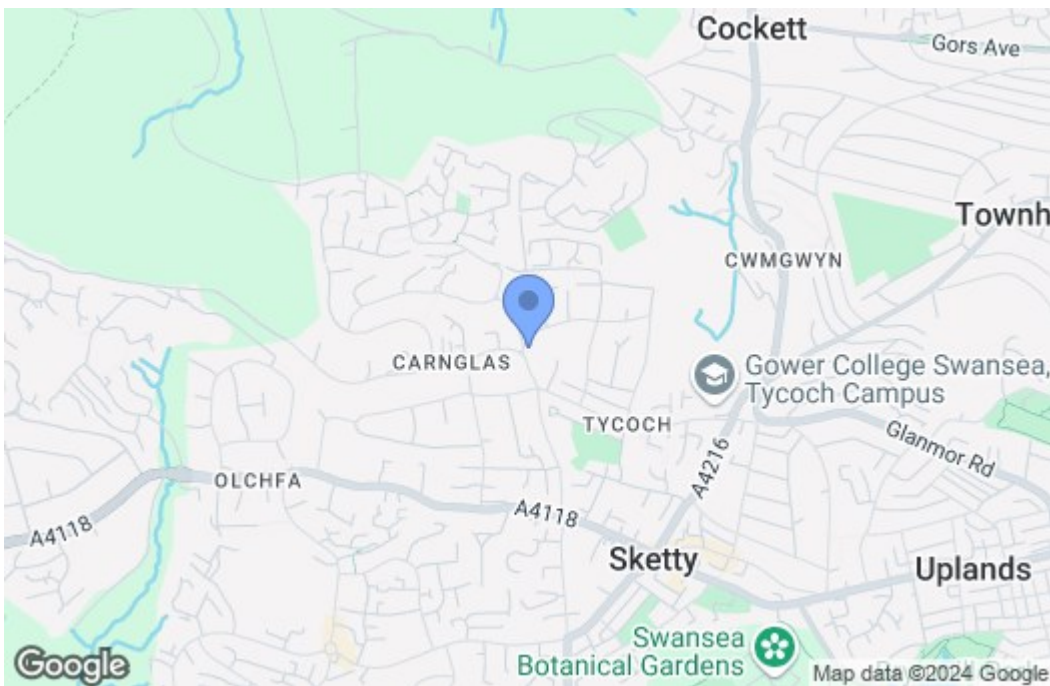
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

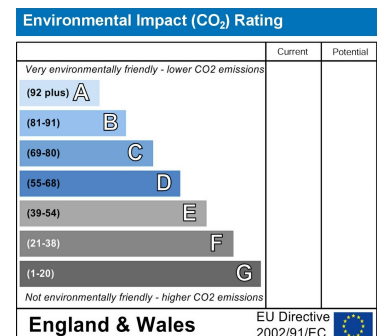
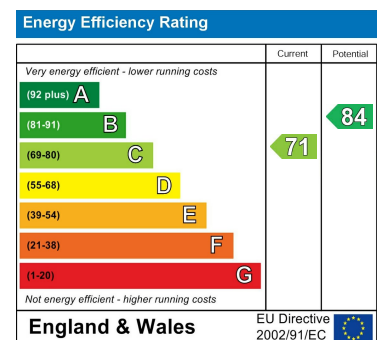
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.