



36 Glynderwen Close, Sketty, Swansea, SA2 8EQ

£420,000

Nestled in the peaceful cul-de-sac of Glynderwen Close, Derwen Fawr, this detached bungalow offers a rare opportunity for those seeking a serene abode in the sought-after Derwen Fawr area. Boasting one reception room, a study, three bedrooms, two bathrooms, an integral garage, and a driveway, this property provides the perfect setting for those looking to downsize or for a growing family, as this home has potential for further extension (subject to planning) enhancing its scope and allure. Conveniently situated, this home grants easy access to the vibrant amenities of Sketty and Mumbles, ensuring that daily essentials and leisure activities are within reach. Moreover, its proximity to Singleton Hospital and Swansea University adds to its location's appeal. The bungalow seamlessly caters to modern needs while retaining its traditional charm. The absence of a chain simplifies the purchasing process, ensuring a smooth transition to your new home. Don't miss out on the chance to own this detached bungalow in a prime location that combines tranquility with convenience.

The Accommodation Comprises

Entrance Porch

Entered via double glazed door with double glazed windows to front and side, door leading into the hall/study area.

Entrance Hall/Study 9'9" x 11'6" (2.98m x 3.50m)



Double glazed window to front, glass partition with door to the inner hall, airing cupboard housing the hot water tank, radiator.

Inner Hall

Storage cupboard.

Lounge 16'3" x 12'10" (4.95m x 3.90m)



Double glazed window to front, coal effect gas fire set in tiled surround, radiator.

Kitchen 7'7" x 11'9" (2.30m x 3.58m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine, built-in eye level electric double oven, four ring electric hob with extractor hood over, radiator, wall mounted

boiler, double glazed window to rear, door leading to the utility room.

Utility Area 7'6" x 8'4" (2.29m x 2.53m)

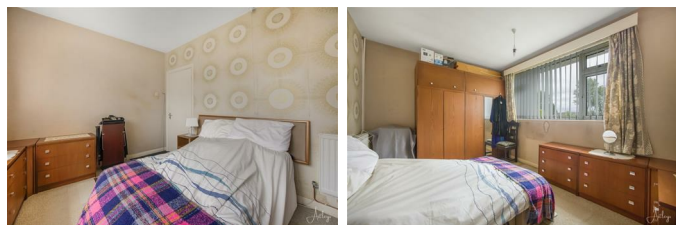


Fitted with a floor to ceiling storage unit, space for fridge/freezer and tumble dryer, tiled walls, double glazed window to side, double glazed door to rear leading to the rear garden.

Garage

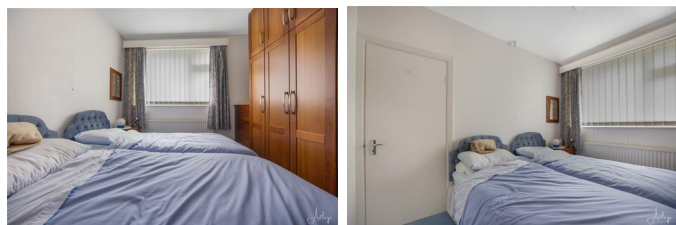
With up and over door, window to side, power and lighting.

Bedroom 1 9'9" x 12'11" (2.98m x 3.94m)



Double glazed window to front, radiator.

Bedroom 2 10'11" x 9'5" (3.34m x 2.87m)



Double glazed window to rear, radiator.

Shower Room



Three piece suite comprising tiled double shower cubicle, wash hand basin and WC. Heated towel rail, radiator, tiled flooring, ceiling spotlights, door leading into bedroom three.

Bedroom 3 9'4" x 7'10" (2.85m x 2.38m)



Double glazed window to rear, laminate flooring, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls, two radiators, tiled flooring, two double glazed windows to rear.

External



To the front of the property is a lawned garden with shrub border, driveway leading to the garage and side access taking you round to the rear garden.

There is a generous size rear garden, with a patio and steps taking up to a lawned garden with shrub borders and a garden shed.

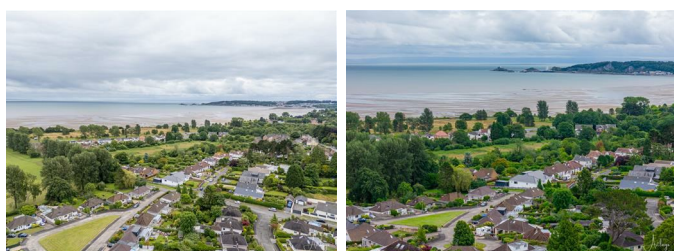
Rear Garden



Aerial Images



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

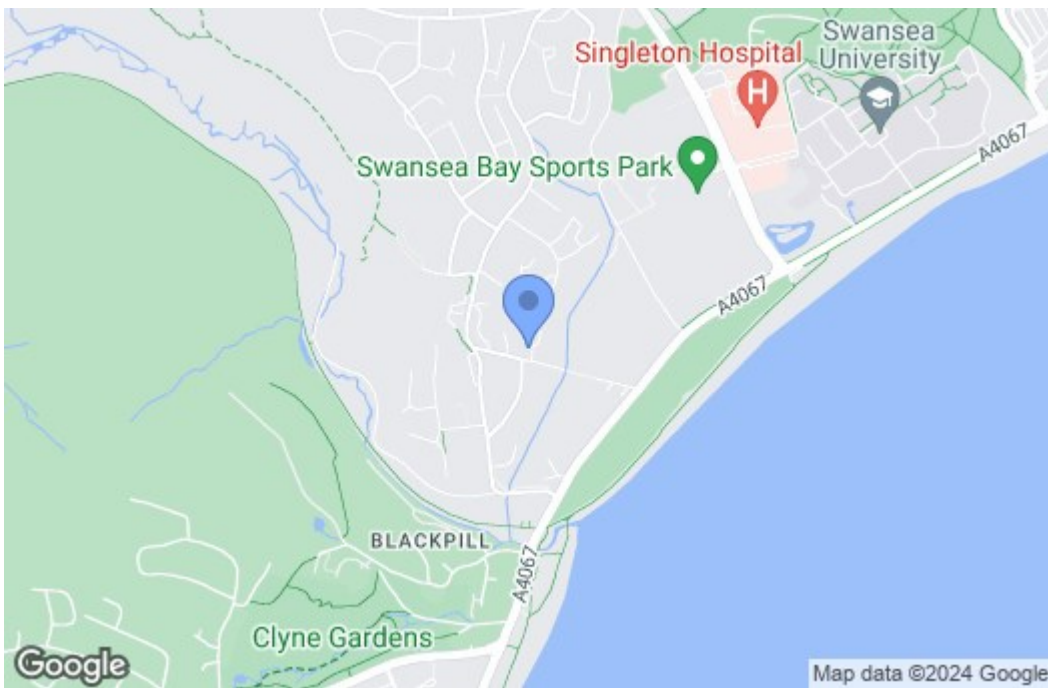
Broadband - Basic 9 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

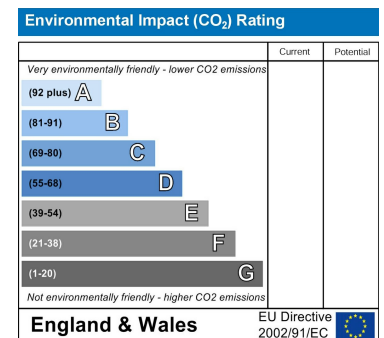
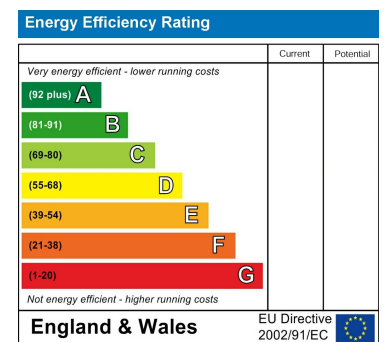
Floor Plan



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.