



36 Glynderwen Close, Derwen Fawr, Sketty, Swansea, SA2 8EQ

£375,000

Offered for sale with No Chain in the cul-de-sac of Glynderwen Close in Sketty, Swansea, this delightful detached bungalow presents a unique opportunity for those in search of a peaceful yet convenient lifestyle. Spanning an impressive 1,001 square feet making it an ideal choice for both families and those looking to downsize. The accommodation comprises an entrance porch leading into the hallway/study, lounge, kitchen, utility and a door leading to the garage, bathroom and three bedroom with a shower room off bedroom three. The bungalow is complemented by an integral garage and a driveway that accommodates parking for two vehicles. With potential for further extension, subject to planning permission, this home offers the flexibility to adapt to your evolving needs.

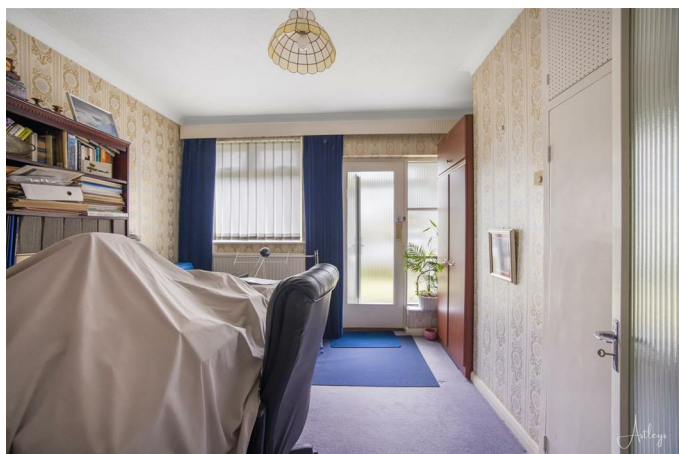
Conveniently located, residents will enjoy easy access to the vibrant amenities of Sketty and Mumbles, where a variety of shops, cafes, and recreational activities await. Additionally, the proximity to Singleton Hospital and Swansea University enhances the appeal of this location, making it suitable for professionals and families alike. Seize the opportunity to own this exceptional property in a prime location that beautifully balances tranquillity with accessibility.

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)

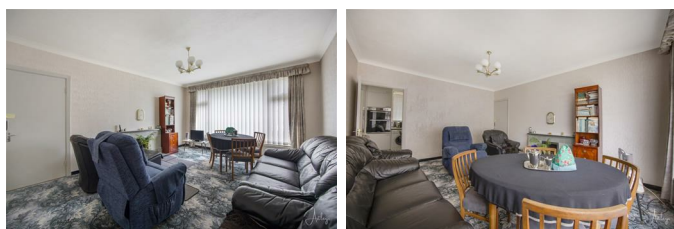


Double glazed window to front, glass partition with door to the inner hall, airing cupboard housing the hot water tank, radiator.

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

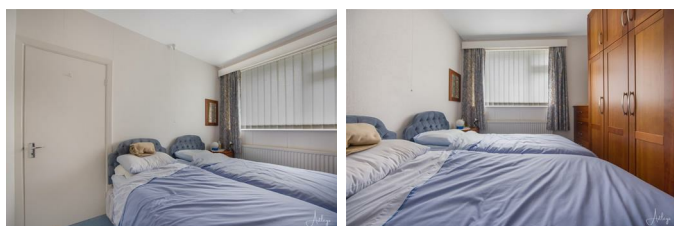
With up and over door, window to side, power and lighting.

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



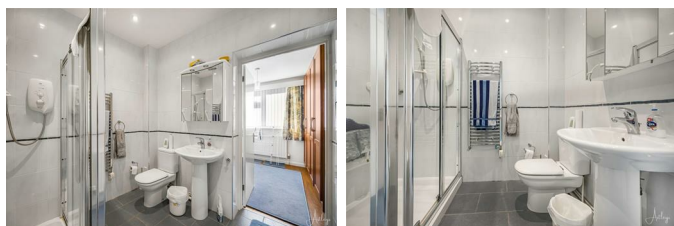
Double glazed window to front, radiator.

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

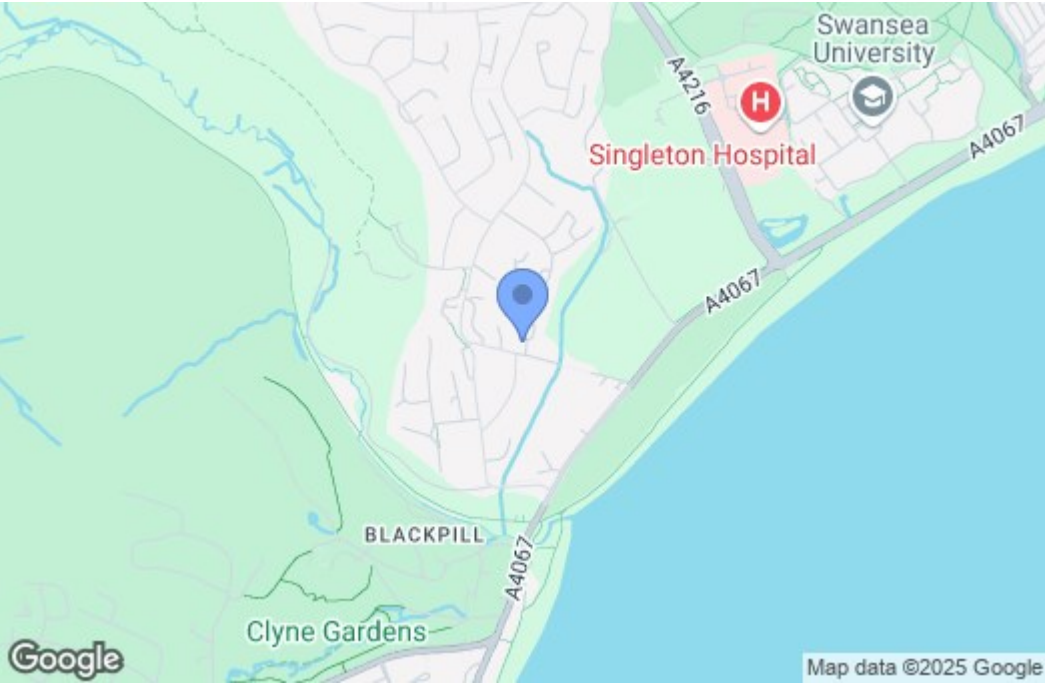
Broadband - Basic 9 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

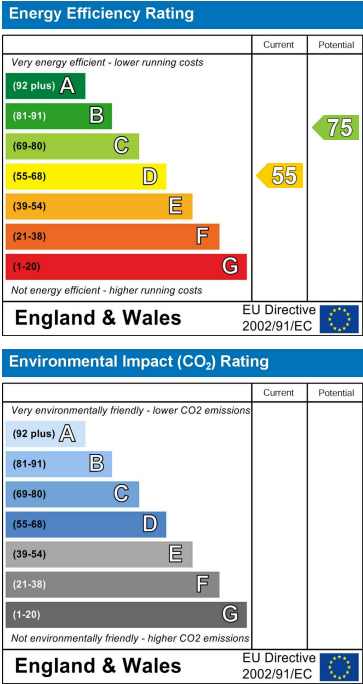
Floor Plan



Area Map



Energy Efficiency Graph



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