



22 Carnglas Avenue, Sketty, Swansea, SA2 9JQ

Offers Over £347,500

This three bedroom detached house offers spanning an impressive 1,442 square feet, the property boasts a south west facing garden, ideal for enjoying the sun throughout the day. Upon entering, you are greeted by the entrance hall that leads to a spacious dining room, seamlessly connected to the modern kitchen. The ground floor also features a cosy living room, complete with a lovely balcony that presents stunning views towards Mumbles, making it an excellent spot for relaxation or entertaining guests. Additionally, there is a third bedroom and a well appointed bathroom on this level, catering to the needs of family living. The first floor houses two further bedrooms along with a convenient shower room. This thoughtful layout ensures ample space for family members or guests. The lower ground floor enhances the property's appeal, featuring a basement and a versatile room currently utilised as a workshop, offering potential for various uses. Externally, the front of the property is adorned with a low-maintenance garden and a gated driveway provides off road parking, while a pathway with steps leads to the rear garden. This well established outdoor space is complemented by mature shrubs and a neatly lawned area, creating a serene environment for outdoor activities or quiet contemplation. Conveniently located, this home offers easy access to local amenities in Tycoch, Sketty, and Killay, as well as being within walking distance to local schools. This property is a wonderful opportunity for those seeking a family home in a desirable area, combining comfort, style, and convenience.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to side, coving to ceiling, staircase leading to first floor, cupboard, radiator.

Dining Room 7'4" x 10'4" (2.24m x 3.14m)



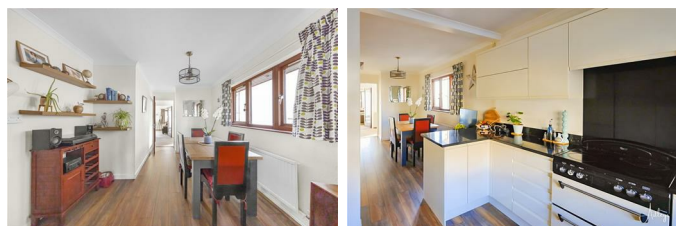
Double glazed window to side, coving to ceiling, radiator, open plan to kitchen.

Kitchen 9'10" x 10'4" (3.00m x 3.14m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher and cooker, two storage cupboards, coving to ceiling, double glazed window to front.

Another Aspect Of The Kitchen & Dining Room



Living Room 13'0" x 19'8" (3.95m x 6.00m)



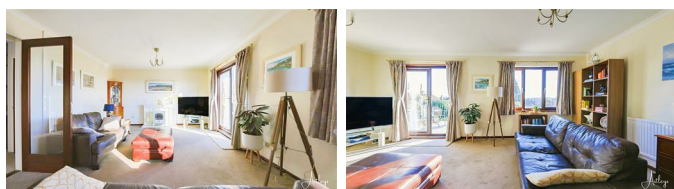
Double glazed window to rear, coving to ceiling, fire surround, two radiators, double glazed double door to balcony.

Balcony



Accessed via double door from living room

Another Aspect Of The Living Room



Bedroom 3 17'7" x 8'10" (5.36m x 2.69m)



Double glazed window to front, cupboard, coving to ceiling, boiler cupboard, access to loft, radiator.

Bathroom



Fitted with three piece suite comprising a bath, wash hand basin and WC. half tiled walls, heated towel rail, frosted double glazed window to side.

First Floor

Landing

Double glazed window to front, coving to ceiling, cupboard access to loft.

Bedroom 1 13'5" x 9'4" (4.09m x 2.85m)



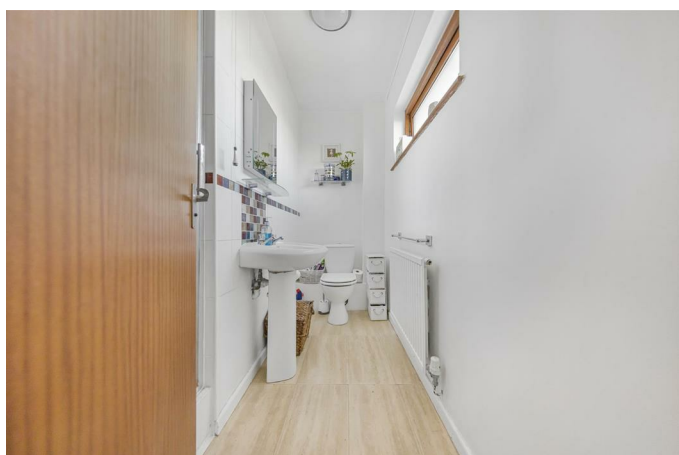
Double glazed window to rear, wardrobe, coving to ceiling, radiator.

Bedroom 2 9'9" x 9'11" (2.96m x 3.02m)



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

Shower Room



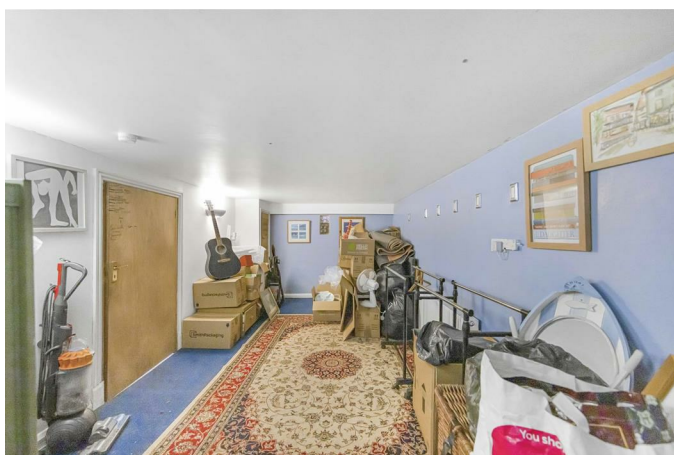
Fitted with three piece suite comprising a shower, wash hand basin and WC. Tiled splashback, radiator, frosted double glazed window to front.

Views From The Balcony



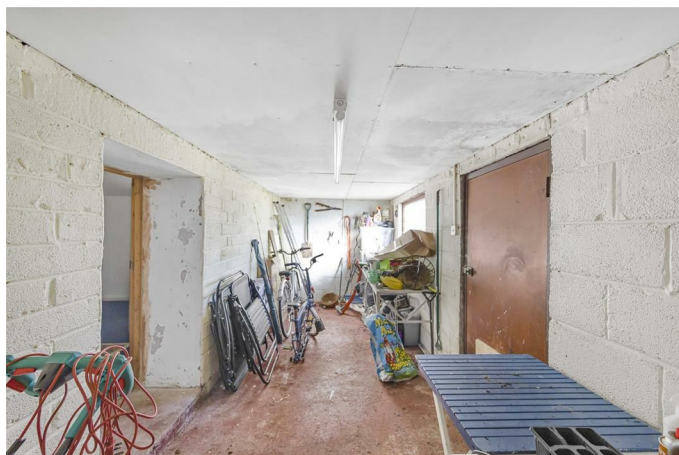
Lower Ground Floor

Basement



Staircase leading to ground floor.

Workshop Area



Frosted window to rear, door to garden, vendor uses as a workshop.

External



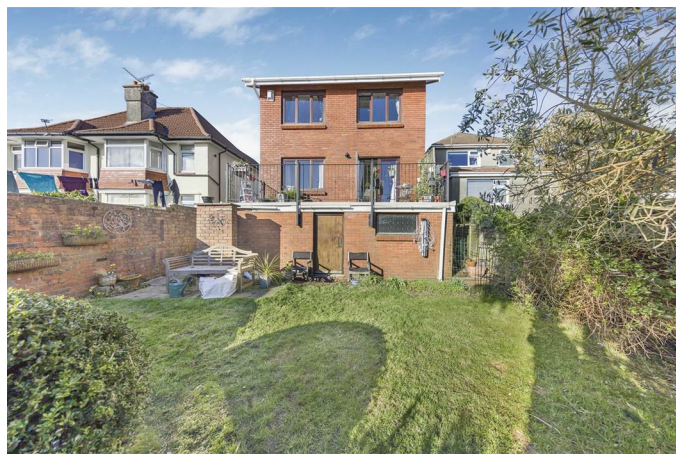
The front of the property features a low maintenance chipping garden, adding to its practicality. On one side a gated driveway provides secure off road parking, while the other side offers a pathway with steps leading to the rear garden.

The rear garden is well established, enjoying a south-west facing garden, boasting mature shrubs and a neatly lawned area, creating a peaceful outdoor retreat.

Rear Garden



Another Aspect Of The 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 15 Mbps, Superfast 35 Mbps,
Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT, Sky

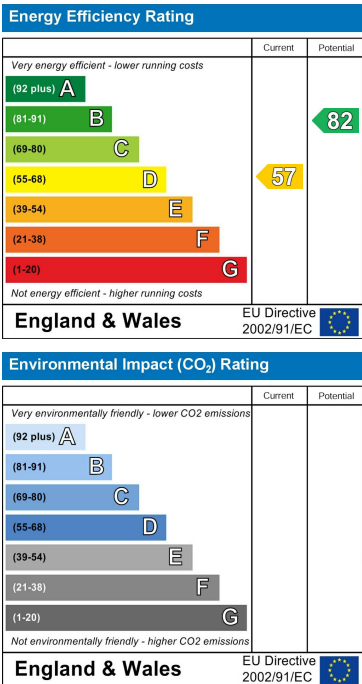
Floor Plan



Area Map



Energy Efficiency Graph



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