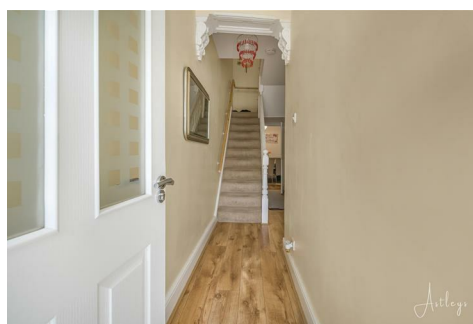




## 21 Glamorgan Street, Swansea, SA1 3SY

**£200,000**

Excellent transport links are nearby, with convenient access to Swansea Train Station, major bus routes and the M4 motorway for commuting further afield. The property is also close to Swansea University's Singleton and Bay campuses, as well as local schools, making it a perfect choice for families, professionals or investors.

Situated in the ever popular Sandfields area of Swansea, this three bedroom terraced home enjoys a prime location just moments from Swansea City Centre and the beautiful Swansea Bay beachfront. The property is ideally positioned for access to a wide range of local amenities, including shops, cafés, restaurants and leisure facilities, all within easy walking distance.

Residents can also enjoy local parks and waterfront walks, offering a blend of urban convenience and coastal lifestyle.

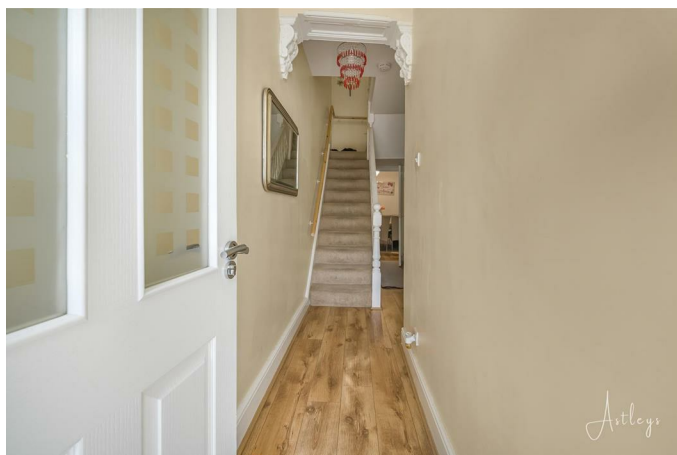
## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via front door, laminate flooring.

#### Hall



Staircase leading to the first floor, laminate flooring, radiator.

#### Lounge/Dining Room 23'1" x 15'5" (7.03m x 4.71m)



An inviting living space featuring a double glazed bay window to the front. A wall mounted fireplace, to the rear a double glazed window offers additional light. The room is finished with a fitted carpet and includes a radiator.

#### Breakfast Room 9'11" x 9'11" (3.02m x 3.03m)



Double glazed window to side, laminate flooring, radiator.

#### Kitchen 11'7" x 9'11" (3.53m x 3.03m)



The kitchen is fitted with a matching range of base and eye-level units, providing ample storage and workspace. It includes a 1+1/2 bowl stainless steel sink, built-in cooker with gas hobs, plumbing for a washing machine and space for a fridge/freezer. A double glazed window to the side, laminate flooring, radiator.

## Bathroom



The bathroom is fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC. Tiled flooring, frosted double glazed window to the rear.

## First Floor

### Landing

Fitted carpet.

### Bedroom 1 11'8" x 19'0" (3.56m x 5.78m)



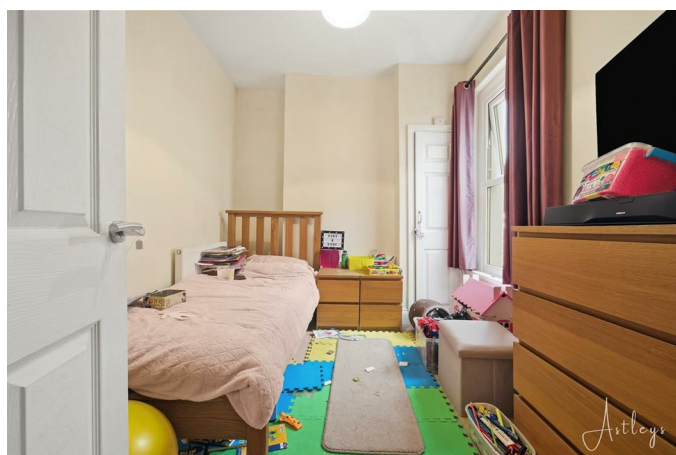
Double glazed window to front, fitted carpet, radiator.

### Bedroom 2 11'0" x 12'4" (3.36m x 3.75m)



Double glazed window to rear, fitted carpet, radiator.

### Bedroom 3 13'10" x 9'8" (4.21m x 2.95m)



Double glazed window to side, storage cupboard, fitted carpet, radiator.

### External

To the front of the property there is a courtyard area, providing an attractive and low maintenance outdoor space.

### Rear Garden



To the rear of the property there is an enclosed garden featuring a patio area perfect for outdoor dining and a lawn area, offering a lovely space for relaxation and entertaining.

### Agents Notes

Tenure - Freehold

Council Tax Band - C

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

Parking - On Street

Mobile coverage -EE Vodafone Three O2

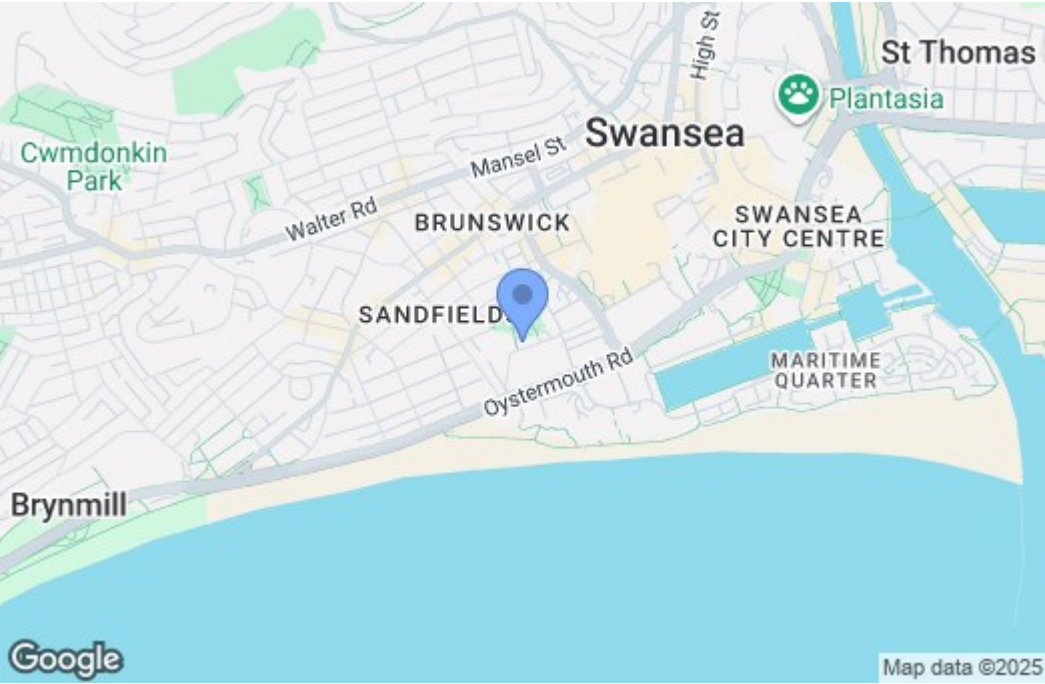
Broadband - Basic 8 Mbps Superfast 78 Mbps

Ultrafast10000 Mbps

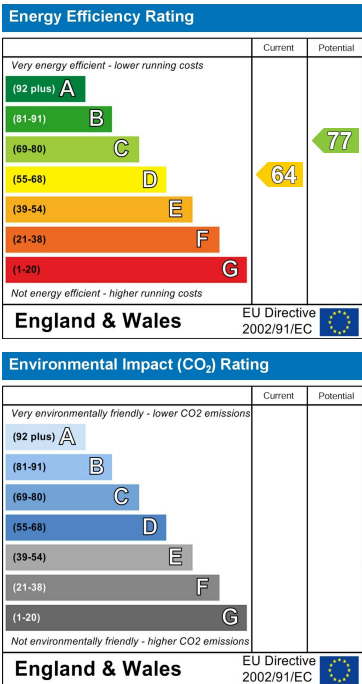
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.