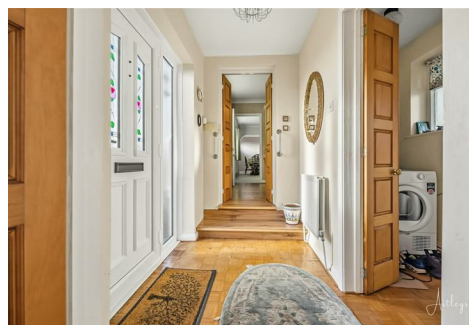




## 1 Heol Glasnant, Killay, Swansea, SA2 7BX

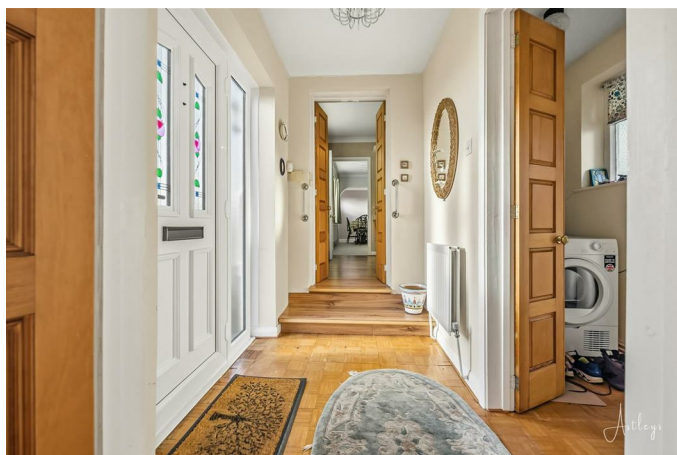
**£425,000**

Situated on just over quarter of an acre in a cul-de-sac this delightful detached family home Spanning an impressive 1,550 square feet, the property boasts stunning front views over the garden and the picturesque Clyne Valley, extending to Mumbles Head. Upon entering, you are greeted by a hallway that leads to a spacious front-facing sitting room, ideal for relaxation. The ground floor also features a cloakroom, kitchen/breakfast room and a generous lounge/dining room, perfect for family gatherings. Two of the four bedrooms are conveniently located on this level, along with a family bathroom. Ascending to the first floor, you will find two further double bedrooms, providing ample space for family or guests. The property is designed for modern living, with a layout that promotes both privacy and togetherness. Externally, the home is surrounded by a mature garden, beautifully laid out lawn and bordered by established hedges, trees, and shrubs, creating a serene outdoor retreat. Steps lead up to a charming paved seating area. The driveway accommodates parking for several vehicles and leads to an integral single garage, adding to the practicality of this lovely home. The rear garden continues to impress, featuring a lawn, an outhouse and a greenhouse. Located within walking distance to local shops, amenities, and schools, this property is ideally situated for family life. Viewing is highly recommended to fully appreciate the charm and potential of this wonderful home.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via door to front, parquet flooring, double doors leading into the kitchen another set of double doors to the sitting room, door to wc and radiator

#### Sitting Room 12'5" x 22'1" (3.78m x 6.72m)



Good size reception room with sliding door to the front enjoying the views, two radiators



#### WC



Two piece suite comprising, wash hand basin and WC. Parquet flooring, two windows to rear

#### Kitchen/Breakfast Room 17'11" x 8'10" (5.45m x 2.68m)



Fitted with a matching range of wall and base units with worktop space over, sink unit, tiled splashbacks, built-in fridge/freezer, plumbing for washing machine and dishwasher, built-in electric oven and four ring hob with extractor hood over, radiator, floor mounted boiler, door to side and double glazed window to front and side.



**Lounge/Dining Room 21'8" x 12'11" (6.60m x 3.94m)**



Double glazed window to front, porthole window to front, two radiators, staircase to first floor



**Bedroom 1 12'6" x 13'3" (3.80m x 4.04m)**



Double glazed window to rear, radiator

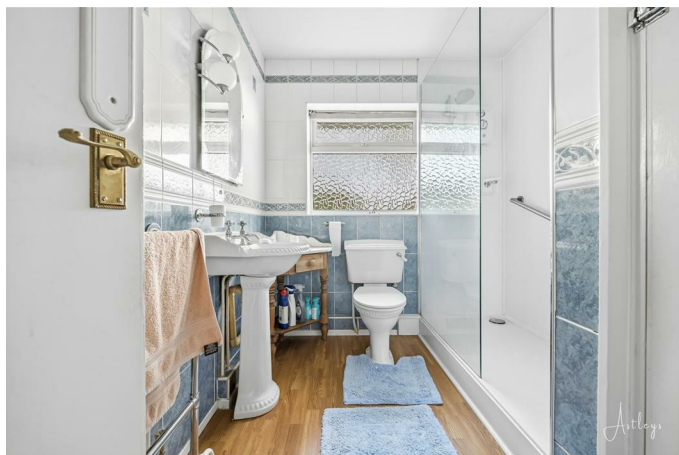


**Bedroom 2 9'1" x 13'11" (2.78m x 4.24m)**



Double glazed window to rear, radiator.

### Shower Room



Three piece suite comprising shower cubicle, wash hand basin and WC. Tiled walls, cupboard with hot water tank, radiator, frosted double glazed window to side.

### First Floor

#### Landing



### Bedroom 3 11'6" x 10'6" (3.50m x 3.20m)



Double glazed window to front enjoying views over Mumbles head, storage cupboard, radiator.

### Bedroom 4 12'9" x 10'6" (3.89m x 3.20m)



Double glazed window to rear, radiator.

### External



Situated on just over quarter of an acre with a driveway for several vehicles lead to a garage. Front garden, with mature shrubs and trees.

The rear garden continues to impress, featuring a lawn, an outhouse and a greenhouse.

## Front Views



## Aerial Images



## Front Garden



## Rear Garden



## Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric, Mains sewerage, Mains gas, water meter?

Parking - Driveway & Garage

Mobile coverage - EE Vodafone Three O2

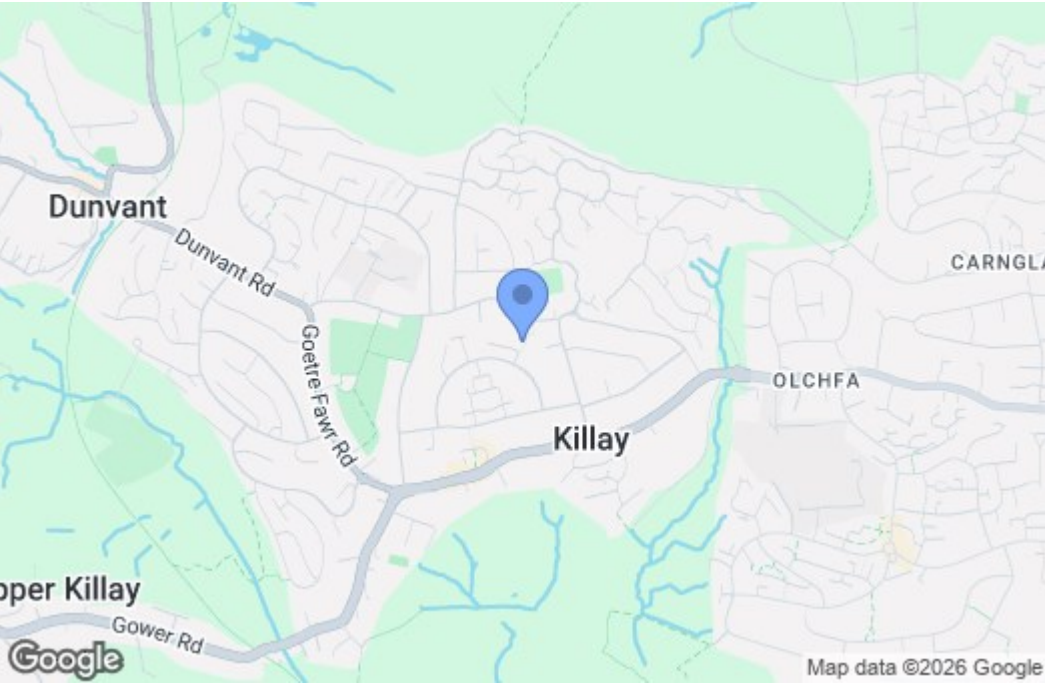
Broadband - Basic 6 Mbps Superfast 79 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

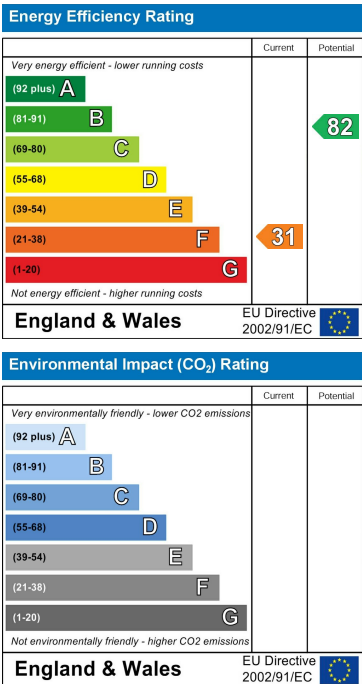
Floor Plan



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