

38 Glanmor Road, Uplands

Offers in Region of **£450,000**

ASTLEYS
SALES AND LETTINGS



38 Glanmor Road

Uplands, Swansea

This charming four bedroom detached house on Glanmor Road presents an exceptional opportunity for those seeking a spacious family home with character. Spanning an impressive 1,550 square feet, the property boasts a wealth of traditional features that enhance its appeal Upon entering, you are greeted by a welcoming hallway that leads to three generously sized reception rooms. The rear lounge, with its inviting atmosphere, opens directly onto the garden, creating a seamless connection between indoor and outdoor living. The ground floor also includes a convenient downstairs WC, adding to the practicality of the layout. As you ascend to the first floor, you will find four well-appointed bedrooms, including a spacious master suite complete with its own en-suite bathroom. A separate shower room serves the remaining bedrooms, ensuring comfort and convenience for family living. Externally, the property features a delightful rear garden, which is a true highlight. With a lovely patio area, lawned garden and an array of mature shrubs and trees. Located just a short stroll from Cwmdonkin Park and the vibrant Uplands area, residents will enjoy easy access to a variety of independent shops, cafés, restaurants, bars, and well-regarded schools. Excellent transport links to Swansea city centre further enhance the appeal of this location. With no onward chain, this substantial detached home is a rare find in one of Swansea's most sought-after neighbourhoods. Viewing is highly recommended to fully appreciate the charm and potential this property has to offer.







Ground Floor

Hall
Entered via a door to the front, featuring a charming bay window to the side which allows for plenty of natural light, complemented by a picture rail. A staircase leads to the first floor, radiator.

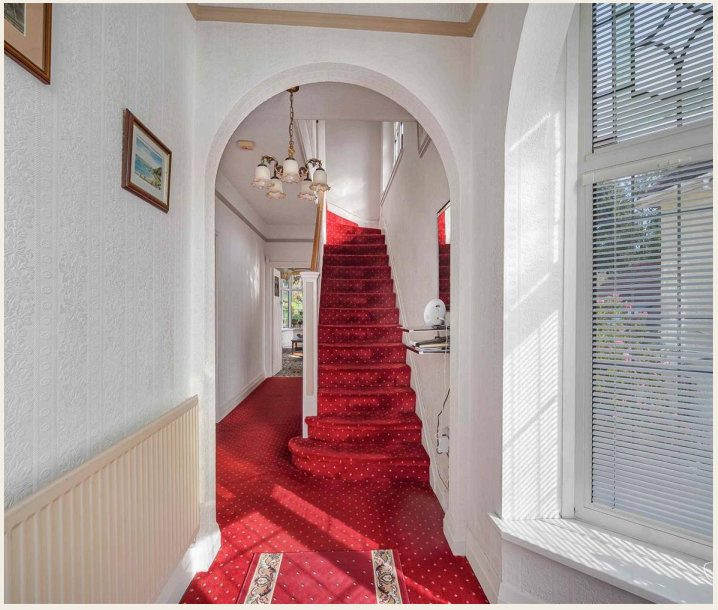
WC
Two piece suite comprising, wash hand basin and WC. Tiled splashback.

Dining Room
Dimensions: 3.78m x 4.69m (12'5" x 15'5"). A front facing room featuring a triple glazed bay window to the front providing partial sea views. along with additional double glazed windows to the front and side, allowing for an abundance of natural light. The room includes an electric fire set within a feature surround, a picture rail and two radiators.

Cwtch
Dimensions: 3.99m x 3.18m excluding built-in storage cupboards. A versatile space leading into the kitchen, currently used as a breakfast/sitting area. Featuring a double glazed window to the side, substantial built-in storage cupboards, radiator, and open-plan access through to the kitchen, creating a sociable and functional layout.





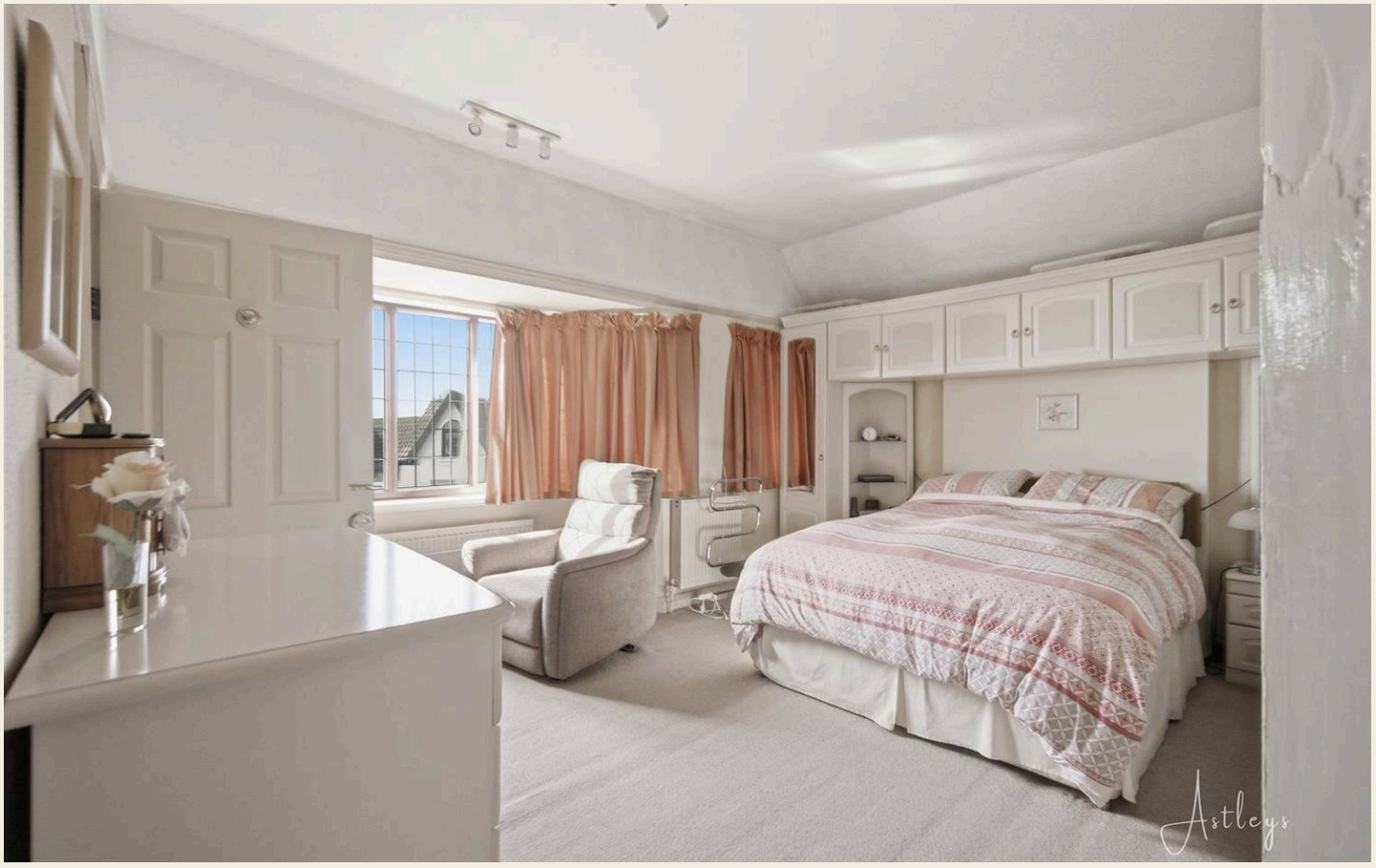


Kitchen

Dimensions: 5.04m x 1.96m (16'6" x 6'5"). Fitted with a range of wall and base units with worktop space over, incorporating a 1½ bowl sink unit and tiled splashbacks. There is plumbing for both a washing machine and dishwasher, along with space for a fridge/freezer. The kitchen also benefits from a built-in eye-level electric double oven, a four-ring gas hob with extractor hood over, and tiled flooring. Additional features include a wall-mounted boiler, radiator, and double glazed windows to the side and rear, with a double glazed door providing access to the rear garden.

Lounge

Dimensions: 5.73m x 4.05m 6.38m max (18'9" x 13'3" 20'11" max). A charming and light-filled lounge featuring a double glazed window to the side, along with double glazed windows and a door to the rear providing direct access to the garden. The room benefits from an abundance of natural light and is complemented by an electric fire set within an attractive wooden surround with matching built-in seating, creating a cosy focal point. Further features include a picture rail and a radiator, enhancing both character and comfort.







First Floor

Landing
Access to the partially boarded loft which provides useful additional storage space.

Bedroom 1
Dimensions: 4.83m x 4.45m (into bay) (15'10 x 14'7 (into bay)). Triple glazed bay window to front and provides panoramic sea views., range of built-in wardrobes and cupboards with dressing table and wall mirror, two radiators, door to the en-suite bathroom.

En-suite Bathroom
Dimensions: 3.73m x 1.45m (12'3 x 4'9). Three piece suite comprising, bath, wash hand basin and WC, fully tiled walls, double glazed window to front, radiator.

Bedroom 2
Dimensions: 3.65m x 4.02m (12'0" x 13'2"). Double glazed window to side, picture rail, radiator, large airing cupboard containing additional radiator.

Bedroom 3
Dimensions: 5.04m x 3.17m (16'6" x 10'5"). Double glazed window to rear, built-in storage cupboard, picture rail, radiator.

Bedroom 4
Dimensions: 2.69m x 2.81m (8'10" x 9'3"). Currently used as an office with a double glazed window to rear, picture rail, radiator.

Shower Room
Dimensions: 2.64m x 1.91m (8'8 x 6'3). Three piece suite with comprising, wash hand basin, tiled cubicle area and WC. Tiled walls, radiator, frosted double glazed window to side.







GARDEN

To the front of the property, there is a paved pathway leading to the entrance, alongside a well-maintained lawned garden and a driveway providing off-road parking for a family car. The rear garden is arranged over levels, with steps leading to a lawned area and two patio areas ideal for outdoor seating. The garden is further enhanced by mature shrubs and trees, along with a useful garden shed, creating a pleasant and private outdoor space.

Basement

Dimensions: 6.22m x 4.34m (20'5 x 14'3). A versatile basement space offering excellent potential for a wide range of uses, benefitting from two windows to the front that provide natural light. The area is equipped with power and lighting, making it ideal for storage, a workshop, or further development subject to the necessary consents.

Driveway

1 Parking Space

Council Tax band: F

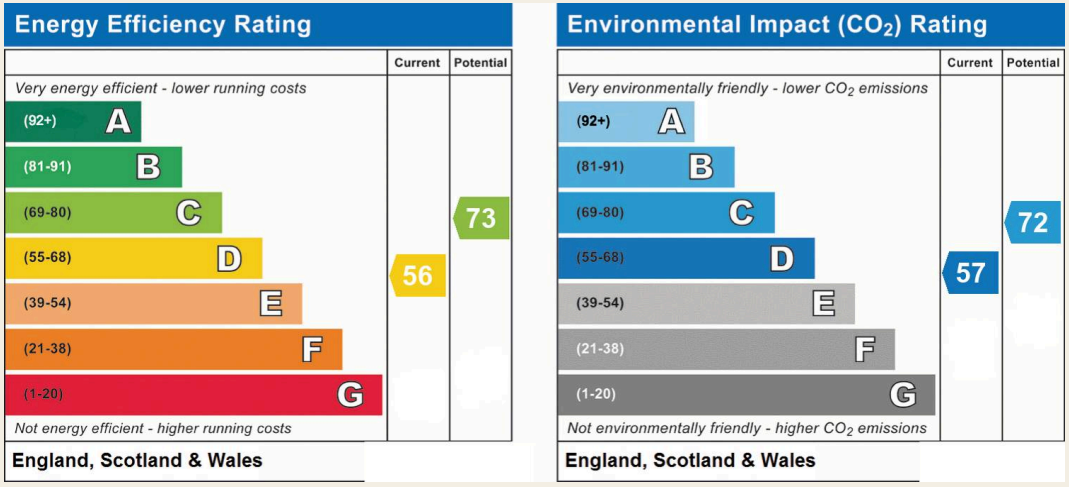
Tenure: Freehold

EPC Energy Efficiency Rating: D






Ground Floor
Kitchen
Lounge
Cwtch
WC
Dining Room
Hall
First Floor
Bedroom 3
Bedroom 4
Shower Room
Bedroom 2
Landing
Bedroom 1
En-suite Bathroom
Basement
Basement


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
73
England, Scotland & Wales

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
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(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
57
72
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