



## **107 Glebe Road, Swansea, SA4 6SR**

### **Offers Over £575,000**

SUBSTANTIAL FOUR BEDROOM DETACHED HOME, occupying a fantastic private plot with dual entrance driveway & mature rear garden. This warm family home offers EXCEPTIONAL PROPORTIONS, bespoke design and a stylish blend of original character alongside contemporary upgrades. The home opens into an impressive reception hall with parquet flooring, rising to a dramatic GALLERIED LANDING. Double doors lead into an impressive principal RECEPTION ROOM, arranged for both relaxed living & more formal dining, with bay windows and CONSERVATORY access. To the rear, the stunning OPEN PLAN KITCHEN & FAMILY ROOM forms the heart of the home, finished in an on-trend two-tone navy and grey colourway with a generous dining island & fully integrated appliances. A utility room, ground floor bathroom, gas central heating & pvcu double glazing provide excellent everyday practicality, while the first floor offers four generous double bedrooms arranged around the gallery landing, further complemented by an en-suite, family bathroom and a study area overlooking the hallway below.

Externally, a dual-entrance driveway provides parking for approximately eight vehicles alongside a large garage. Mature trees and established planting create a private setting, while the rear garden offers patio seating areas, conservatory access, a neat lawn and colourful borders. Perfectly suited to both relaxed family living & larger gatherings, it offers further practicality for children & pets. Situated in Loughor with partial estuary views to the front, the property enjoys excellent access to local amenities, Gower College Gorseinon and the M4, with the Gower Peninsula and scenic coastal walks also within easy reach. Call to view now!

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### **Hallway**

18'9" x 15'3" (5.74 x 4.65)

Incredible hallway featuring original walnut parquet flooring, radiator, composite front door and vintage picture rails, beautifully enhanced by a striking gallery landing with cascading chandelier above, drawing natural light through the space and creating an immediate sense of openness, grandeur and brightness.

### **Kitchen**

17'0" x 14'2" (5.20 x 4.32)

An exceptional contemporary kitchen, beautifully appointed with sleek handle-less cabinetry in a stylish two-tone palette of grey and navy, delivering a refined and modern finish. A comprehensive range of integrated Bosch appliances includes double ovens, wine cooler, induction hob, extractor and fridge freezer, all seamlessly incorporated for effortless everyday living. At the centre, an oversized statement island offers expansive preparation space with breakfast bar dining, perfectly suited to relaxed family mornings, entertaining guests and social gatherings. Pvcu windows and a rear door flood the room with natural light while providing direct access to the garden, enhancing the sense of space and connection to outdoors. Open to the family room.

### **Family Room**

19'0" x 13'1" (5.81 x 3.99)

The kitchen flows openly into a superb family room, designed for relaxed living and social connection. Here, a comfortable seating area centres around a feature fireplace, while parquet flooring & feature radiators add warmth and character. Pvcu bay windows invite in an abundance of natural light, enhancing the sense of space, with a dedicated dining area completing this impressive open-plan setting - perfect for both quiet evenings and larger gatherings.

### **Utility Room**

11'5" x 9'11" (3.49 x 3.03)

A separate utility room, complete with a radiator and window for natural light and practicality. Perfectly positioned to keep laundry and household chores out of sight, it helps maintain a tidy, uncluttered flow throughout the main living areas.

### **Bathroom One**

9'3" x 4'10" (2.84 x 1.48)

Practical ground floor bathroom with pvcu window, recessed spotlights overhead, corner shower, heated towel rail, sink and wc.

### **2nd Reception Room**

28'2" x 14'11" (8.59 x 4.55)

Expansive living space extending to approximately 9m in length, offering a superb balance of defined dining and relaxed seating areas. Accessed via double doors from the hallway and finished with original parquet flooring, a feature fireplace surround and radiator, the room is filled with natural light and character. Glazed sliding doors open seamlessly into the conservatory, enhancing the sense of flow and connection between the living spaces.

### **Conservatory**

10'9" x 8'2" (3.30 x 2.49)

Conservatory with tiled flooring, lantern ceiling and ceiling fan light.

### **Landing**

19'11" x 19'10" (6.09 x 6.06)

A striking gallery landing overlooking the impressive hallway below, enhancing the sense of space and architectural drama within the home. Softly carpeted and filled with natural light from pvcu windows, it features a beautifully integrated study area and a useful storage cupboard. A statement chandelier hangs centrally, adding elegance and a touch of grandeur.

### **Bathroom Two**

9'10" x 8'0" (3.00 x 2.45)

Family bathroom comprising pvcu windows, a double ended tub, sink/storage unit and wc.

### **Bedroom One**

18'3" x 12'9" (5.58 x 3.90)

Expansive double bedroom with fitted carpet, radiator and pvcu windows to the front aspect.

### **Bedroom Two**

15'0" x 14'11" (4.59 x 4.56)

Second large double bedroom with fitted carpet, radiator and pvcu windows with views over the garden. Door to the en-suite.

**En-Suite**

9'4" x 5'2" (2.86 x 1.58)

En-suite bathroom with laminate flooring, heated towel rail pvcu windows. Comprising a sink/storage unit, wc and open shower, finished with on-trend gold accents for a contemporary touch.

**Bedroom Three**

14'11" x 13'10" (4.57 x 4.24)

Third bedroom with fitted wardrobes, radiator, carpet and pvcu windows to the rear garden aspect.

**Bedroom Four**

19'1" x 13'10" (5.84 x 4.22)

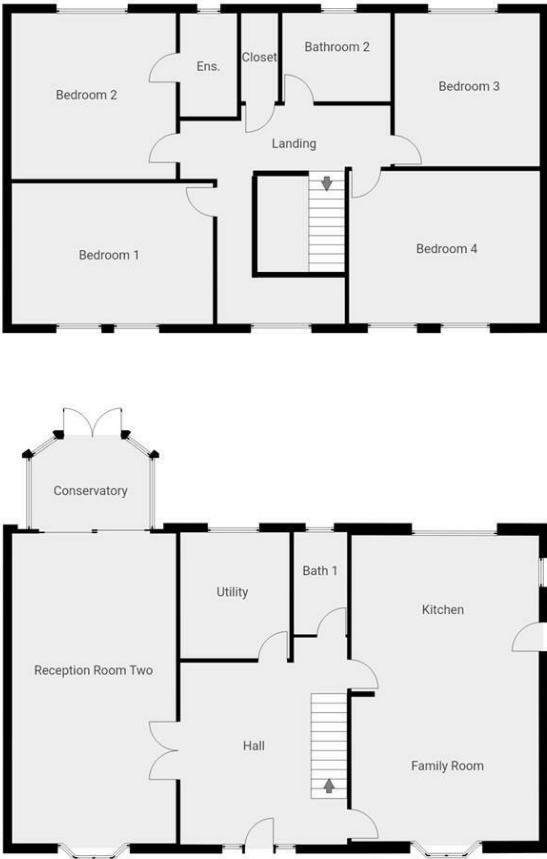
Further generous double bedroom featuring fitted wardrobes, radiator, carpet, pvcu windows with partial estuary views.

**External & Location**

Externally, a dual-access driveway provides parking for approx. eight vehicles alongside a large detached garage. The setting is enhanced by mature trees and established planting, creating a real sense of privacy and seclusion. To the rear, the garden is designed with everyday family life in mind, featuring patio seating areas, conservatory access, a neat level lawn and well-stocked borders. It's a space that works just as well for relaxed summer evenings as it does for larger family gatherings, with plenty of room for children to play safely and pets to roam.

Positioned in the sought-after area of Loughor, the home enjoys partial estuary views to the front and excellent day-to-day convenience. Well placed for families, it offers easy access to local amenities and schooling, including Gower College Gorseinon, while remaining ideal for commuters with easy links to the M4 motorway. The vibrant Swansea coastline and city centre are within easy reach, while the nearby Gower Peninsula provides miles of beaches, cliff walks and outdoor lifestyle opportunities, making this a superb balance of coastal living, family practicality and commuter convenience.

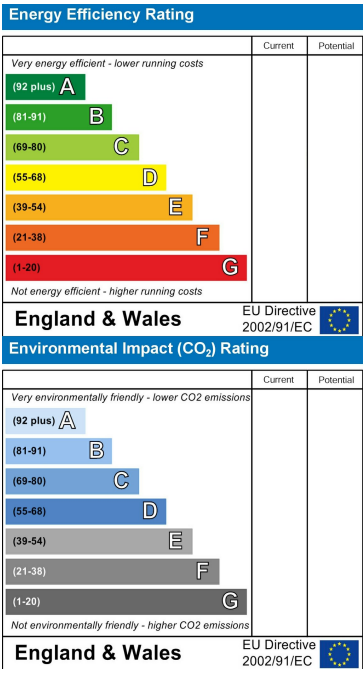
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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