



The Spinney 10 Grange Road, Swansea, SA3 5ES Offers Over £650,000

EXPANSIVE SIX/SEVEN BEDROOM HOME set in an INCREDIBLY BEAUTIFUL MATURE PLOT with WOODLAND BORDER and STUNNING SEA VIEWS towards MUMBLES PIER.

Requiring MODERNISATION, the property features a VERY SPACIOUS FLOORPLAN with GENEROUS DIMENSIONS throughout. With a total of FOUR VERSATILE LIVING AREAS, THREE BATHROOMS, including a MAIN EN-SUITE and SEVEN BEDROOMS, one of which is located on the 2nd floor and one which could be suitable as an ANNEXE for a family member requiring EXTRA SPACE.

Located in West Cross, a HIGHLY DESIRABLE AREA, attractive to families due to the close proximity of the SEAFRONT & EXCELLENT LOCAL SCHOOLS. Also with FANTASTIC TRANSPORT LINKS and close to the local shops, doctors surgery, chemists etc. The PLOT is EXTENSIVE and wraps around the home with a GENEROUS LAWN to the rear, with SUMMERHOUSE, STORAGE BUILDING and a PRIVATE WOODLAND BACKDROP. The DRIVEWAY offers ample parking for SEVERAL VEHICLES and leads to the DOUBLE INTEGRAL GARAGE.

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Porch

6'7" x 6'9" (2.01 x 2.06)

Entrance porch with full PVCu double glazing and external door.

Entrance Hallway

19'7" x 6'11" (5.99 x 2.12)

Spacious entrance comprising front door to the porch, radiator and phone point.

Living Room

30'8" x 13'11" (9.37 x 4.25)

A very large family room featuring plenty of space and an abundance of natural light within the room from the triple PVCu double glazed patio doors (and windows). Also with elegant coving and original picture rails, fitted carpet, 3 dual radiators, tv point and gas fireplace with marble effect surround.

Utility Room

9'7" x 7'7" (2.93 x 2.33)

Very useful utility space with plenty of built in storage and doors through to the kitchen, dining room, study and hallway.

Dining Room

19'7" x 10'6" (5.97 x 3.21)

Generous dining room comprising PVCu windows & patio doors to the rear terrace, fitted carpet, two radiators, built in glass cabinet with cupboard and drawers and further doorway through to the living room.

Kitchen/Breakfast Room

24'3" x 18'11" widest (7.41 x 5.79 widest)

Well proportioned kitchen with space for a dining table and an expansive range of wall & base units, worktops with stainless steel sink, integral fridge freezer, integral dishwasher, oven, ceramic hob & extractor. Also featuring PVCu windows & door through to the rear patio area.

Study

11'4" x 10'9" (3.47 x 3.28)

One of four living rooms, currently used as a study, equally this would make a fantastic snug, or playroom, depending on your requirements - With carpet, radiator, hatch to the kitchen and doors to the garage and utility area.

Bathroom One

9'3" x 6'4" (2.83 x 1.95)

One of a total of three bathrooms, comprising vinyl flooring, radiator, PVCu double glazed windows, shower cubicle, sink & WC.

Landing

10'0" x 9'1" widest (3.06 x 2.78 widest)

With access to the family bathroom and bedrooms one to six.

Bedroom One

14'5" x 12'4" (4.40 x 3.77)

Main bedroom featuring fitted units & wardrobe, carpet, radiator, PVCu windows and door to the en-suite bathroom.

En-Suite Bathroom

9'10" x 7'5" (3.01 x 2.27)

Spacious en-suite bathroom (which also has a door to the landing), comprising shower cubicle, sink & WC.

Bedroom Two/Studio

27'8" x 16'5" (8.44 x 5.01)

Huge living/bedroom space running the full depth of the property with dual aspect PVCu windows, fitted kitchen units & stainless steel sink, storage area, dual radiators, carpet and foldaway wall bed.

Bathroom Two

7'6" x 5'1" (2.31 x 1.56)

Bathroom with PVCu windows, radiator, shower over bath, sink & WC.

Bedroom Three

19'0" x 10'9" (5.81 x 3.30)

Sizeable double bedroom comprising triple aspect PVCu windows with views towards the sea and also across the garden, also with carpet, dual radiators and sink.

Bedroom Four

15'8" x 7'10" (4.79 x 2.39)

Fourth bedroom with carpet, radiator, original stained glass feature window and PVCu double doors to the enclosed balcony area.

Bedroom Five

10'5" x 9'11" (3.18 x 3.04)

Comprising fitted storage units, carpet, radiator and PVCu double doors to the enclosed balcony.

Bedroom Six

13'11" x 12'0" (4.26 x 3.67)

Sixth bedroom located on the first floor, with fitted units, sink, carpet, radiator and PVCu windows to the front aspect.

Enclosed Balcony

30'4" x 9'6" (9.25 x 2.91)

Versatile bright & spacious living area with full PVCu double glazing & doors from bedrooms four, five and six. With the benefit of sweeping panoramic sea views.

Bedroom Seven (Attic)

16'8" x 16'7" (5.09 x 5.07)

Seventh bedroom located on the 2nd floor of the house, featuring built in eaves storage cupboards, sink unit, 2 radiators, carpet and stunning sea views from the windows.

External

Located on a generous plot with driveway and wrap around lawn which leads to a private rear garden, surrounded by a woodland border and a delightful array of established trees & plants. A summerhouse sits in a slightly elevated position with a further useful storage outbuilding tucked away within the trees. A neat patio area with access from the kitchen and dining room is the perfect space for outdoor dining/entertaining. Panoramic views across Swansea Bay towards Mumbles Pier are visible from the upper floors.

Location

An enviable location within the heart of West Cross, an area highly sought after by families of all ages and sizes, due to the close proximity of excellent local schools, the seafront promenade, Mumbles Village & also having the benefit of convenient transport links.

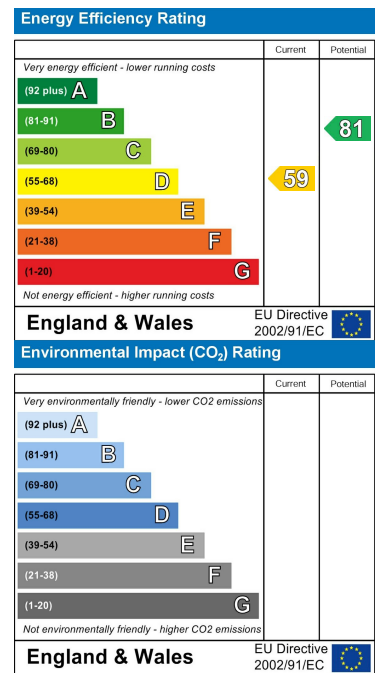
Floor Plan



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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