

**Glamorgan Road**





Available end of August is this newly redecorated family home set in the corner of a quiet cul-de-sac in Up Hatherley. The property has been extended to the rear to form a lovely open plan kitchen and dining area which looks out to a large rear garden where you'll find a spacious double garage.



The property consists of an enclosed hallway with stairs to the first floor and a storage cupboard set within. The spacious living room looks onto the front whilst to the rear the property has been extended to form a bright and open kitchen and dining area. The single storey extension is pitched with Velux skylights looking down. Underfloor heating runs through this area and the kitchen comes equipped with a built in oven, grill and microwave, electric hob with extractor, space for a large fridge freezer, a utility room and a store room which would serve well as a WC if one wished to convert. French doors open to the large rear garden that is nicely presented and within the rear grounds you will find space for vehicle parking along with a large double garage.

The first floor consists of two large double bedrooms and one single. Above, the loft space provides additional storage and is large enough to consider extending into. If one wished, subject to the usual consents. The family bathroom is set to the rear and is furnished with a full size bath, toilet, wash hand basin and a separate stand alone shower unit.

The property benefits from double glazed windows and doors throughout and gas central heating. A new Worcester Bosch combination boiler has recently been installed which carries the remainder of a six year guarantee.

Set away from main roads this property provides the perfect family home in such a popular location, close to Lakeside primary and Bournside senior schools. Viewing comes highly recommended.



















GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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