



Pen Y Lan, Penclawdd, Swansea, SA4 3LL

Asking Price: £214,950

- An Extended Three Bedroom
- Two Reception Rooms
- Modern Fitted Kitchen
- Popular And Sought After North Gower Location
- Stunning Estuary View
- Ideal First Time Purchase Or IFamily Home
- Larger Than Avergae Enclosed Rear Garden



Entrance Hallway

Entered via front door to hallway, pattern tiled flooring, staircase to first floor and doors to:-

Sitting Room

3.27m x 2.71m (10' 9" x 8' 11") With wood effect cushion flooring, feature fire place within wooden mantle and hearth and double glazed window to front aspect.

Lounge

3.27m x 3.43m (10' 9" x 11' 3") With wood effect cushion flooring, open feature fire place within wooden mantle with decorative pattern tiles and slate hearth, fitted shelves to recess, understairs storage cupboard, double glazed window to rear aspect and door to:-

Kitchen

2.25m x 2.99m (7' 5" x 9' 10") A fully fitted and extremely well presented modern kitchen with a good selection of modern base and wall units and drawer space in high gloss grey with chrome handles, wood effect work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric over, 4 ring induction hob and stainless steel extractor canopy over, space for fridge freezer, part tiled walls, double glazed window and door to side aspect and door to:-

Rear Lobby

With built in cupboard housing plumbing for automatic washing machine, double glazed window to side aspect and door to:-

Bathroom

2.37m x 1.83m (7' 9" x 6' 0") A three piece modern suite in white comprising L shape panel bath with chrome twin head main shower over and glazed side screen, vanity wash hand basin, low level W.C, fully tiled walls, inset spot lighting, heated chrome towel radiator and double glazed frosted window to rear aspect.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

2.57m x 3.38m (8' 5" x 11' 1") With double glazed window to front aspect.

Bedroom Two

3.01m x 2.76m (9' 11" x 9' 1") With textured ceiling and double glazed window to rear giving open aspect estuary views.

Bedroom Three

1.72m x 2.62m (5' 8" x 8' 7") With double glazed window to front aspect.

External

To the front of the property is off road parking for 2 vehicles. To the rear of the property step into a peaceful haven where natural beauty meets everyday comfort. The rear garden of this charming property offers a beautifully enclosed, level patio area, ideal for al fresco dining, morning coffee, or simply relaxing in the sunshine.

Surrounded by mature shrubs, trees, and established hedgerows, this garden promises year-round greenery and privacy. A thoughtfully placed greenhouse invites you to nurture your own plants or grow fresh vegetables, adding to the garden's charm and functionality.

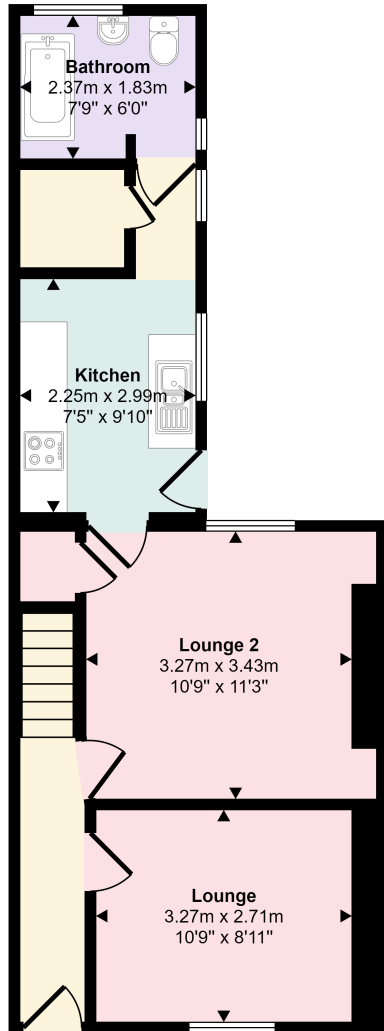
And the crown jewel? Sweeping estuary views that create a truly special backdrop, bringing tranquility and inspiration to your daily life.

Disclaimer

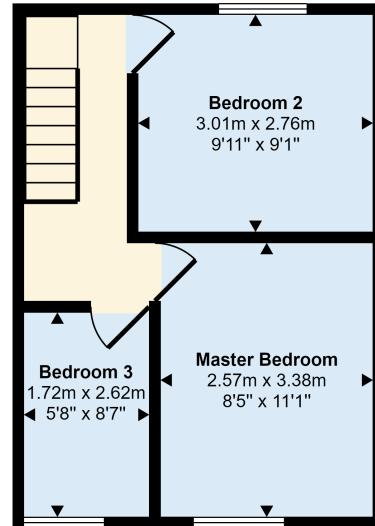
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
73 sq m / 786 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 28 sq m / 305 sq ft

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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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			
England, Scotland & Wales		68	89
		EU Directive 2002/91/EC	

