



**218 Pentregethin Road, Cwmbwrla, Swansea,
SA5 8AU**

Asking Price: £185,000

- Modern Family Home
- Turnkey property, meticulously maintained and ready for immediate move-in
- Close Proximity To Swansea City Centre
- Parking Space To The Rear
- Spacious & Well Presented
- Excellent Transport Links
- Enclosed & Secure Garden To The Rear
- 3 Bedrooms



External

Steps To Front Elevation

Entrance Hallway

Entered via Grey Composite front door with glass panel, tiled flooring, mirrored tiled feature wall, spot lighting, stairs to first floor opening to :-

Lounge / Diner

5.17m x 6.34m (17' 0" x 20' 10") Open plan lounge diner, herringbone style laminate flooring, spot lighting, double glazed bay window to front, modern media wall with built in storage, double glazed French doors leading to rear garden, opening to :-

Kitchen

2.94m x 2.30m (9' 8" x 7' 7") Fully fitted kitchen with a range of wall and base units in grey and white with tinted glass featured wall units, marble worktop preparation surface area, Bosch electric oven, 4 ring gas hob, contemporary modern extractor fan over, built in wine chiller, modern sink unit with integrated food waste disposal unit, faucet tap in black, Double glazed window to side aspect, tiled flooring, part tiled walls, Spot lighting, sky light ceiling window, Sliding door to:-

Utility

2.85m x 0.78m (9' 4" x 2' 7") Space for fridge freezer, plumbing for automatic washing machine, wall mounted boiler (supplying domestic hot water and gas central heating), storage, door to :-

Bathroom

2.80m x 2.21m (9' 2" x 7' 3") Patterned tiled flooring, free standing claw footed bath, walk in waterfall shower with glazed side panel, low level wc, built in wash hand basin vanity unit, tiled walls, extractor fan, modern inset feature lighting, spot lighting, heated towel radiator, two double frosted window to rear,

First floor landing

Attic hatch, doors to :-

Master bedroom

3.98m x 3.03m (13' 1" x 9' 11") Built in wardrobe space with hanging rails and shelving and spot lighting, wall inset for mounted tv, featured lighting, ceiling spot lighting, double glazed bay window to front

Bedroom 2

2.49m x 3.02m (8' 2" x 9' 11") Double glazed window to rear, featured panelled walls

Bedroom 3

Double glazed window to rear, featured panelled walls

Rear garden

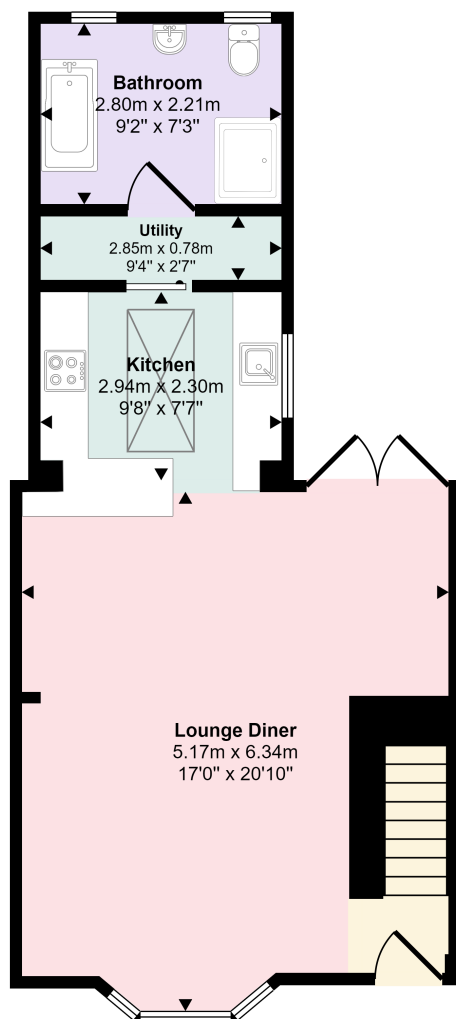
Low maintenance rear garden with rear lane access with parking, wall mounted electric car charging pod

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.

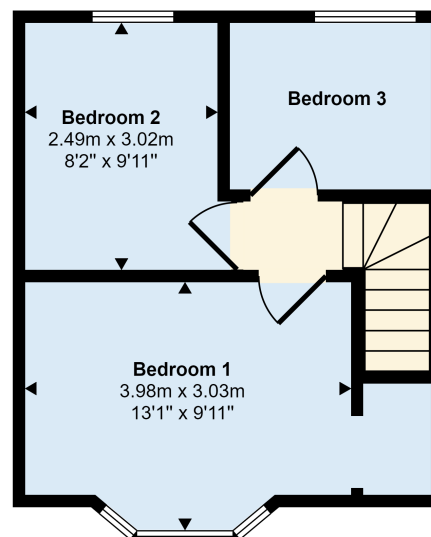


Approx Gross Internal Area
77 sq m / 824 sq ft



Ground Floor

Approx 47 sq m / 509 sq ft



First Floor

Approx 29 sq m / 315 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+)	88
A	
(81-91)	
B	
(69-80)	
C	66
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

