



Greenacres, Penclawdd, Swansea. SA4 3GD

- Detached Property
- Three Bedrooms
- Modern Bathroom
- En-Suite Shower Room
- Well Maintained Throughout
- Council Tax Band F
- Driveway and Garage
- Freehold



PROPERTY DESCRIPTION

We have great pleasure in offering for sale this beautiful detached family home in the popular village of Penclawdd, which is situated in the North of the beautiful Gower Peninsula.

The property is welcomed by a paved driveway with parking in front of the garage, a garden laid to lawn, with steps leading to the front door.

The accommodation comprises of entrance hallway, lounge, kitchen, dining room, conservatory, utility room and cloakroom to the ground floor, with three bedrooms, en-suite shower room and a family bathroom to the first floor.

To the rear of the property, you will find a nice sized patio and a garden laid to lawn, which is surrounded with mature shrubs and trees.

Being set close to local amenities, restaurant, doctors surgery, pharmacy and the stunning estuary, this property is highly recommended to appreciate this family home.



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hallway

Entered via uPVC door, tiled entrance leading to Oak flooring, radiator, stairs to first floor.

Cloakroom

2.26m x 0.88m (7' 5" x 2' 11") Tiled flooring, wash hand basin, low level WC, uPVC double glazed frosted window to front, part tiled walls, radiator.

Lounge

4.02m x 3.83m (13' 2" x 12' 7") Oak flooring, uPVC double glazed bay window to front, radiator, gas fireplace with surround, door leading to dining room.

Dining Room

3.94m x 3.13m (12' 11" x 10' 3") Tiled flooring, uPVC double glazed frosted window to side, radiator, opening leading in to conservatory.

Conservatory

Tiled flooring, patio doors leading out to patio area.

Kitchen

3.90m x 3.00m (12' 10" x 9' 10") A range of wall and base units with complimentary work surface over incorporating a 4 ring electric hob and sink with half bowl and drainer, you will find a built in grill with separate oven, extractor hood, space for dishwasher and fridge/freezer. uPVC double glazed window to rear, tiled flooring, radiator, storage cupboard.

Utility Room

2.95m x 2.66m (9' 8" x 8' 9") A range of wall and base units with complimentary work surface over incorporating sink with drainer, tiled flooring, uPVC double glazed window and door to rear, wall mounted boiler, space for washing machine, tumble dryer and fridge/freezer, radiator.

FIRST FLOOR

Landing

Oak stairs leading to landing area, spacious storage cupboard, loft access, radiator.

Bedroom One

4.36m x 3.26m (14' 4" x 10' 8") Laminate flooring, uPVC double glazed bay window to front, radiator.

En-Suite

3.26m x 1.34m (10' 8" x 4' 5") A 'wet room' style en-suite with spacious shower area, tiled flooring, wash hand basin with vanity, low level WC, uPVC double glazed frosted window to side, radiator.

Bedroom Two

3.80m x 2.78m (12' 6" x 9' 1") Laminate flooring, uPVC double glazed window to rear, radiator.

Bedroom Three

3.14m x 2.49m (10' 4" x 8' 2") Laminate flooring, uPVC double glazed window to front, radiator.

Bathroom

2.78m x 2.38m (9' 1" x 7' 10") A stylish bathroom fitted with a four piece suite including free standing bath, enclosed shower cubicle with rainfall shower, wash hand basin with vanity and low level WC, fitted with luxury vinyl tile flooring, towel radiator, uPVC double glazed frosted window to rear.

EXTERNAL

Front

The property offers a paved driveway with parking in front of the garage, a garden laid to lawn, with steps leading to the front door. The current owners have also added a hard standing in order to park a camper.

Rear

The enclosed rear garden offers a nice sized patio and a garden laid to lawn, which is surrounded with mature shrubs and trees. There is gated side access, with an area for a storage shed.

INFORMATION

N.B

Property Type – Detached.

Gas, Electricity, Water, Sewage – All mains connected.

Heating Type – Gas Central Heating.

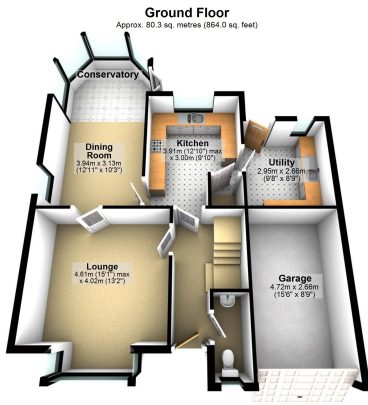
Parking - Off road parking in front of the garage.

Broadband - You are advised to refer to checker.ofcom.org for broadband coverage.

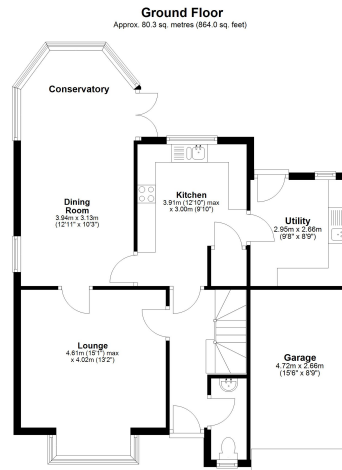
Mobile - You are advised to refer to signalchecker.co.uk for mobile signal and coverage.



FLOORPLAN



Total area: approx. 132.5 sq. metres (1426.4 sq. feet)



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