



## 10 Graig-Y-Coed, Penclawdd, Swansea, West Glamorgan SA4 3RL

£250,000 For Sale

### Property Features

- Centrally heated chalet style house
- 2/3 Bedrooms
- Elevated position
- Some coastal views over the Estuary
- Garage
- Generous sized garden
- Well maintained

### Property Summary

Enjoying some coastal views this 2/3 bedroomed centrally heated well maintained chalet style house is offered for sale in a cul de sac development of similar properties and located in an elevated position. The property has the benefit of a single car garage, driveway providing ample off road parking and useful store shed. Concreted patio area to rear with adjoining raised lawn and further lawned area to the front. Double gated entrance to driveway.



## Full Details

### Description

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### Situation

In our opinion the property is within a popular residential area being on the outskirts of Penclawdd village with access off the Promenade main road (B4295). Approximately 8 miles from the City of Swansea.

### The Accommodation

Gas fired central heating system. UPVC double glazed windows and doors throughout. Two new windows recently replaced to the front two reception rooms.

### Ground Floor

#### Front Entrance Door

#### Hallway

Storage cupboard under the stairs. Stairs to first floor. Radiator

#### Sitting Room or Bedroom No. 3

Approx. 8' 9" x 10' 0" (2.67m x 3.05m) Partial coastal views. Inset cupboard housing electric meter. Radiator

#### Bathroom

With panelled bath and overhead shower unit. Vanity unit encompassing fitted drawers, sink unit and w.c. Overhead spotlights. Radiator. Frosted glass window



### Kitchen/Breakfast Room

Approx. 11' 0" max. (minimum width 8:) x 16' 5" max. (3.35m x 5.00m) "L" Shaped. Fitted base and wall units. Gas fired hob with extractor fan. Inset New World oven. Plumbed for washing machine. Spaces for fridge and freezer. Tiled surround. Radiator. Door to rear garden

### Lounge

Approx. 11' 6" x 12' 0" (3.51m x 3.66m) With partial coastal views. Coal effect gas fire with back boiler set in feature stone fireplace, marble mantelpiece. Marble top low height stone recesses to either side of fireplace. Fitted wall lights

### First Floor

#### Landing

Airing cupboard. Immersion heater

#### Bedroom No. 1

Approx. 8' 10" x 9' 8" (2.69m x 2.95m) Coastal views over estuary. Built in wardrobe with sliding mirrored doors. Radiator. Door to eaves storage

#### Bedroom No. 2

Approx. 9' 6" x 10' 4" (2.90m x 3.15m) Overlooking garden. Built in wardrobe with sliding mirrored doors. Radiator. Door to eaves storage

### Outside

Lawned garden to rear with dividing pathway. Patio. Further lawned area to front. Gated driveway providing off road parking

### Single Car Garage

Sectional concrete construction under a tiled roof. Power and light. Up and over door plus pedestrian access to side.

### Compton Store/Garden Shed

With electric light. Sectional concrete construction under a flat roof





**Rights of Way, etc.**

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

**Services**

Mains water, electricity, gas and drainage. None of the services have been tested by the agents

**Council Tax**


City & County of Swansea - Band D

**Tenure**

Freehold with vacant possession on completion. Land Registry Title No. WA754006

**Viewing**

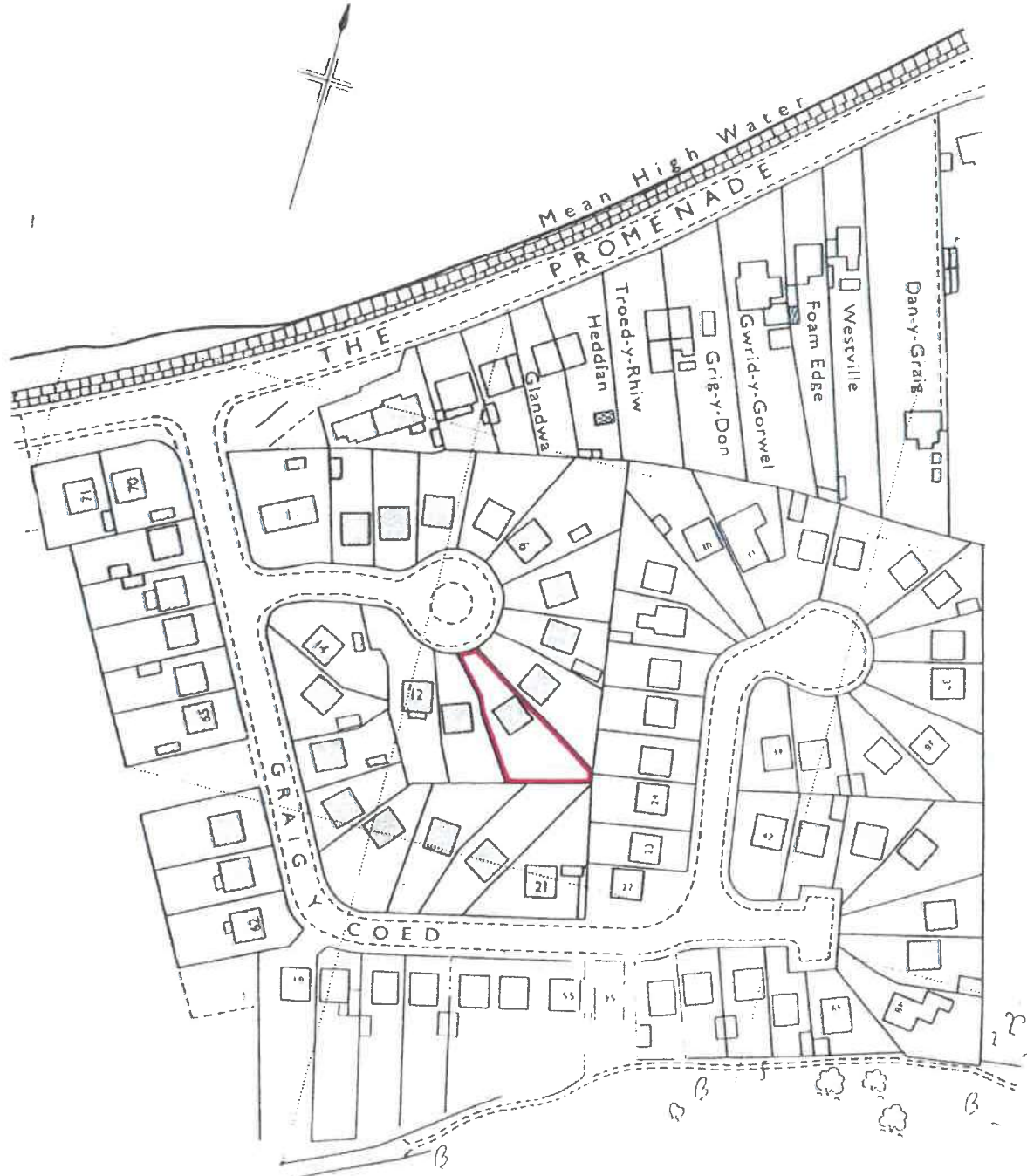
Strictly by appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

H.M. LAND REGISTRY		TITLE NUMBER	
		WA754006	
ORDNANCE SURVEY PLAN REFERENCE	SS 5395	SECTION A	Scale 1/1250 Enlarged from 1/2500
<del>COUNTY WEST GLAMORGAN</del>		<del>DISTRICT SWANSEA</del>	

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ADMINISTRATIVE AREA  
SWANSEA / ABERTAWE



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