



Cherry Crescent, Penllergaer, Swansea, SA4 9FG

Asking Price: £219,950

- Perfect First Time Buy or Family home
- 3 bedrooms (master with en-suite)
- Enclosed rear garden
- Built circa 2010s – modern and energy-efficient
- End Of Terrace
- Family bathroom + downstairs WC
- Driveway for two cars
- popular And Convenient Residential Area



Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor and doors to:-

Cloakroom

A two piece suite comprising low level W.C, wash hand basin and double glazed frosted window to front aspect.

Kitchen

3.02m x 2.42m (9' 11" x 7' 11")

A well presented and fully fitted modern kitchen with a good range of matching base and wall units in high gloss cream with chrome handles, wood effect roll top 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 oven, 4 ring gas hob, stainless steel back panel and extractor canopy over, plumbing for automatic washing machine and tumble drier, space for fridge freezer, fitted shelves, wall mounted boiler (supplying domestic hot water and gas central heating), patterned floor tiles and double glazed window to front aspect.

Lounge/dining Room

4.83m x 4.53m (15' 10" x 14' 10")

A good size and comfortable family lounge with laminate flooring, built in understairs storage cupboard, feature panel wall and double glazed french doors with matching glazed side panels opening onto to rear garden.

First Floor Landing

With inset spot lighting, airing cupboard space and doors to:-

Master Bedroom

2.71m x 2.74m (8' 11" x 9' 0")

With laminate flooring, built in wardrobe, double glazed to front aspect and door to:-

Ensuite Shower

1.57m x 1.51m (5' 2" x 4' 11")

A three piece suite comprising walk in glazed shower cubicle housing chrome mains shower, wash hand basin, low level W.C, inset spot lighting, ceramic tile flooring and double glazed frosted window to front aspect.

Bedroom Two

2.93m x 2.52m (9' 7" x 8' 3")

With double glazed window looking onto rear garden.

Bedroom Three

3.01m x 1.72m (9' 11" x 5' 8")

With attic hatch and double glazed window to rear aspect.

Family Bathroom

A three piece suite comprising panel bath, low level W.C, wash hand basin, ceramic tile flooring, fully tiled walls, inset spot lighting, shaver point and double glazed frosted window to side aspect.

External

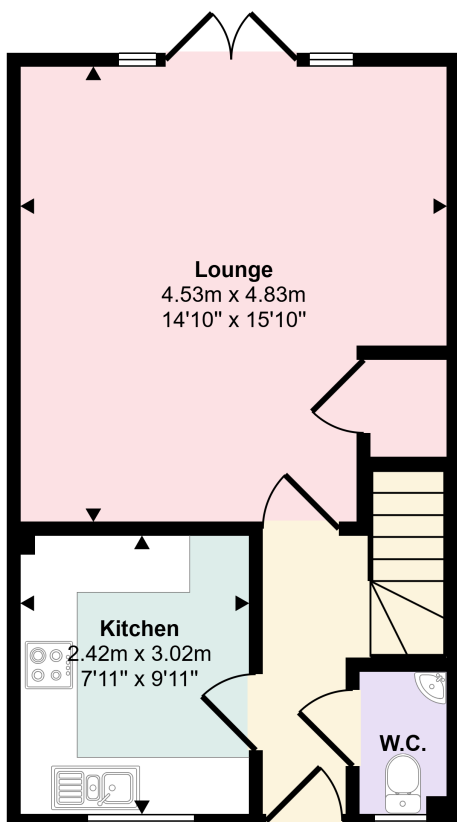
To the front of the property is off road parking for 2 cars. Paving slabs with Cotswold stone chippings. To the rear there is a level and enclosed low maintenance garden, with artificial grass, feature decked area and fenced boundaries.

Disclaimer

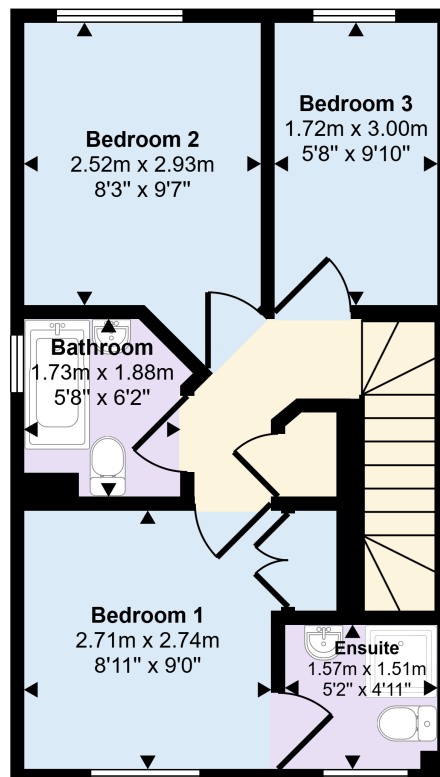
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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
71 sq m / 762 sq ft



Ground Floor
Approx 36 sq m / 388 sq ft



First Floor
Approx 35 sq m / 374 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.

