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Estate & Letting Agents



**97 Penderry Road, Penlan, Swansea, SA5
7EX**

Asking Price: £129,950

- Two Bedroom Semi Detached House
- Two Double Bedrooms
- First Floor Bathroom
- Larger Than Average Rear Enclosed Garden
- Lounge/Dining Room & Fitted Kitchen
- No Onward Chain
- Ideal First Time Purchase



Tel 01792 464757

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Entrance Hall

Rear aspect glazed window, Side aspect glazed window, Side aspect opaque glazed door, storage cupboard, stairs to first floor landing, doors to:-

Lounge/Dining Room

5.95m x 3.00m (19' 6" x 9' 10") Two front aspect glazed windows, television point, radiator

Kitchen

5.30m x 2.32m (17' 5" x 7' 7")

A well appointed and modern fitted kitchen with a good selection of matching base and wall units in white with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with mixer taps over, built in fan assisted electric cooker with 4 ring ceramic hob and stainless steel extractor canopy over, part tiled walls, plumbing for automatic washing machine, breakfast bar area, ceramic tile flooring, built in wine rack and double glazed window and door to the side.

Bedroom One

3.63m x 3.00m (11' 11" x 9' 10") Front aspect glazed window, double built in cupboard, radiator

First Floor Landing

Access to loft space, side aspect glazed window, doors to:-

Bedroom Two

4.49m x 2.88m (14' 9" x 9' 5") Front aspect glazed window, double built in cupboard, single built in cupboard, radiator

Family Bathroom

2.592m x 2.376m (8' 6" x 7' 10")

A three piece suite in white comprising panel bath, wash hand basin, low level W.C, part tile and part Respatex walls, chrome heated towel rail, airing cupboard space housing boiler (supplying domestic hot water and gas central heating) and two double glazed frosted windows to the rear.

External

The front of the property has steps leading to the side entrance and is lawned, the rear garden is enclosed and secure and mailey laid to lawn

Tenure

We believe the property to be Freehold

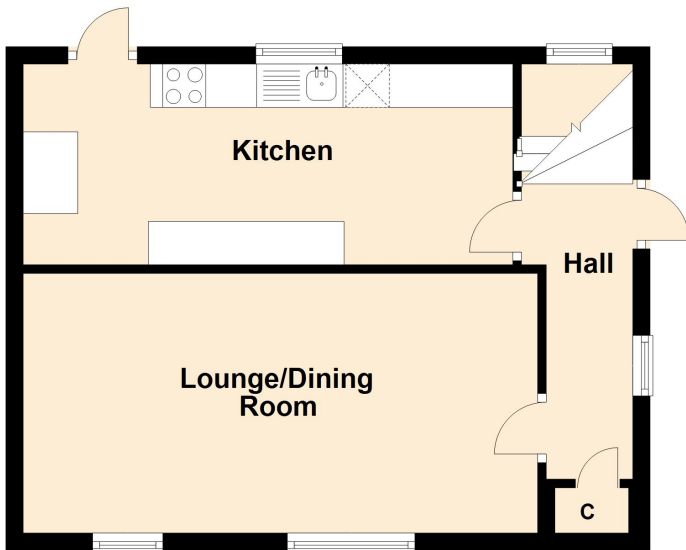
Disclaimer

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

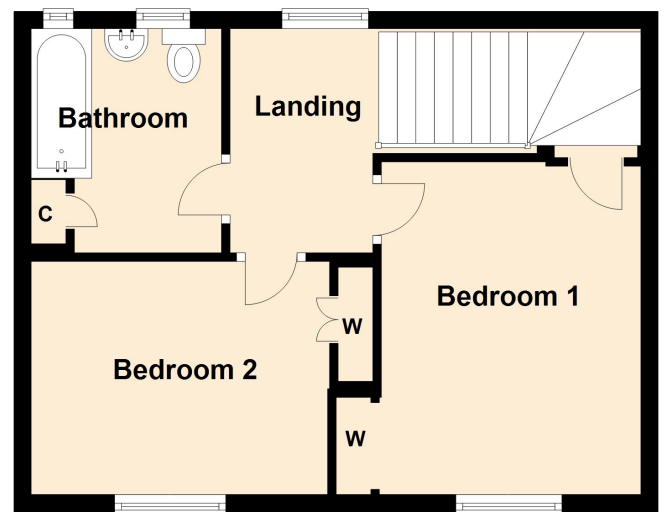


Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)

**First Floor**

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

