



## Glanmor Terrace, Penclawdd, Swansea, SA4 3YL

Asking Price: £179,000

- Situated In The Popular Coastal Village Of Penclawdd
- Scenic Coastal Walks Right On Your Door Step
- Three Bedrooms And Two Reception Rooms
- Freehold Title
- Truly Picturesque Uninterrupted Estuary Views
- Ideal First Time Purchase, Family Home Or Investment Opportunity
- No Forward Chain



### Entrance Porch

Entered via double glazed front door to small porch with ceramic tile flooring and inner door to:-

### Lounge

5.01m x 3.08m (16' 5" x 10' 1")

With medium oak laminate flooring, fitted shelves to recess, open fire place, textured ceiling with coving and double glazed window to front aspect and door to:-

### Dining Room

4.66m x 3.10m (15' 3" x 10' 2")

With light oak effect laminate flooring, under stairs storage space, double glazed window to rear aspect looking onto the estuary and door to:-

### Kitchen

3.97m x 2.08m (13' 0" x 6' 10")

A fully fitted modern kitchen with a range of matching base and wall in beech with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl stainless steel sink unit, electric cooker point with extractor canopy over, plumbing for automatic washing machine, space for fridge/freezer, part tiled walls, ceramic tile flooring and double glazed window and door to side and rear.

### First Floor Landing

With built in storage cupboard space, attic hatch and doors to:-

### Bedroom One

3.49m x 2.50m (11' 5" x 8' 2")

With Textured ceiling and double glazed window to front aspect.

### Bedroom Two

3.29m x 2.79m (10' 10" x 9' 2")

With double glazed window to rear aspect giving fantastic uninterrupted estuary views.

### Bedroom Three

2.32m x 2.53m (7' 7" x 8' 4")

With double glazed tilt and turn window to front aspect.

### Bathroom

2.72m x 2.09m (8' 11" x 6' 10")

A three piece modern suite in white comprising panel bath with electric shower over, wash hand basin, low level W.C, part tile walls, laminate flooring and double glazed frosted window to side aspect.

### External

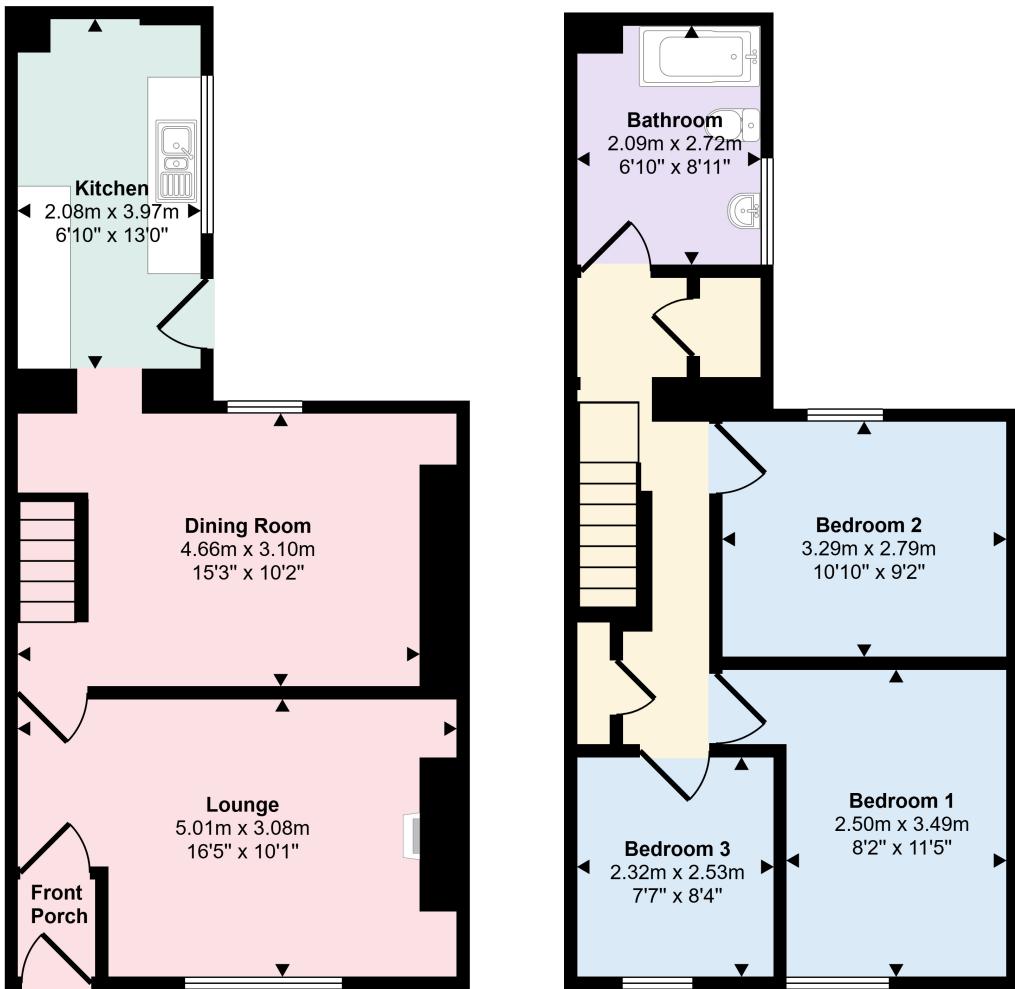
To the rear of the property, you'll find a charming, fully enclosed garden designed for low-maintenance living — perfect for relaxing rather than gardening. This private outdoor space offers truly stunning, uninterrupted estuary views, creating a peaceful backdrop from morning coffee to evening sunsets. Whether you're entertaining guests or simply unwinding at the end of the day, this beautiful setting provides a rare blend of privacy, convenience, and breathtaking scenery.

### 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  
82 sq m / 884 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.

