



Glan Y Lli, Penclawdd, Swansea, SA4 3RW
£235,000

A well presented detached property situated on a quiet cul-de-sac within the popular Penclawdd area. The property enjoys some estuary views and will be Freehold on completion of sale. The accommodation briefly comprises: Entrance porch, hallway, cloakroom, lounge, dining room, kitchen/diner, sitting room. To the first floor: landing, four bedrooms, one en-suite and the family bathroom. Front and rear gardens with driveway and garage. viewing is highly recommended.

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GROUND FLOOR

Entrance Porch

Accessed via rosewood-effect double glazed leaded glass door, with side windows. Brick-effect wall, tiled flooring, wood ceiling. Access via uPVC double glazed door into:

Hallway

Access to lounge and sitting room, downstairs cloaks and staircase to first floor. Fitted carpet, plain plastered ceiling.

Cloakroom

UPVC double glazed frosted window to the porch. Two piece suite comprising wall mounted wash-hand basin and WC. Radiator and tiled flooring, textured ceiling.

Lounge 4.83m max x 4.25m max (15'10" max x 13'11" max)

UPVC double glazed leaded glass window to the front, feature focal fireplace with inset gas fire, wood-effect flooring and textured ceiling with coving. Access via double doors to the:

Dining Room 3.86m x 2.97m (12'8" x 9'9")

UPVC double glazed patio doors to the rear, radiator, wood-effect flooring, textured ceiling with coving. Access to the:

Kitchen/Dining Room 3.86m x 3.55m (12'8" x 11'8")

UPVC double glazed window to the rear. A range of wall mounted and base units, together with a complementary work surface, display cabinets and space for washing machine dryer and cooker, tiled flooring and plain plastered ceiling. uPVC double glazed frosted door to the side. Access to:

Sitting Room 4.82m x 2.87m (15'10" x 9'5")

UPVC double glazed leaded window to the front, radiator, fitted carpet, textured ceiling with coving.

FIRST FLOOR

Landing

Accessed via staircase to the first floor. Access to all four bedrooms and family bathroom, fitted carpet, radiator, airing cupboard with boiler, textured ceiling, loft access.

Master Bedroom With En-suite 3.83m max x 3.72m max (12'7" max x 12'2" max)

UPVC double glazed leaded glass windows to the front, radiator, fitted carpet and textured ceiling. Access to the:

En-Suite Shower Room

UPVC double glazed leaded glass window to the front. Three piece suite comprising of a WC and shower, along with wash-hand basin, storage, radiator, vinyl flooring and textured ceiling.

Bedroom 2 3.71m x 2.94m (12'2" x 9'8")

UPVC double glazed leaded glass window to the front, radiator, fitted carpet, textured ceiling.

Bedroom 3 3.56m x 2.95m (11'8" x 9'8")

UPVC double glazed leaded glass window to the rear, with partial views. Radiator, fitted carpet, textured ceiling with coving.

Bedroom 4 3.01m x 2.61m (9'11" x 8'7")

UPVC double glazed leaded glass window to rear, with partial views, radiator, fitted carpet and textured ceiling.

Family Bathroom

UPVC double glazed leaded glass window to the side, towel rail, three piece suite comprising pedestal wash-hand basin with storage, bath with overhead shower, WC. Tiled walls, vinyl flooring and textured ceiling.

EXTERNALLY

There are front and rear gardens, laid to lawn and a range of decorative shrubs and trees, off road parking and garage.

DIRECTIONS

From our Killay Office proceed along Gower Road in the Dunvant direction. On reaching the mini roundabout take the second turning off onto Goetre Fawr Road and continue along and down to Dunvant Square. On reaching the mini roundabout turn right. On reaching the traffic lights at Gowerton continue straight ahead to the next set of traffic lights and continue straight on towards Penclawdd. As you enter Penclawdd turn left at the mini roundabout into Waun Y Felin then first right into Glan Y Lli, where the property can be found straight ahead at the bottom of the cul de sac.

TENURE: Leasehold

COUNCIL TAX: F

EPC RATING: To be confirmed

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

