



Pencaerfenni Lane, Crofty, Swansea, SA4 3SW
Offers In Excess Of £150,000

This property is of non standard construction.

Offered for sale this beautifully presented two double bedroom bungalow in the North Gower Village of Crofty, close to local shops, pubs, amenities and a short drive from the picturesque beaches of Gower. The property briefly comprises; entrance hall, lounge, kitchen/breakfast room, two double bedrooms and a bathroom. The property also benefits from gas central heating, double glazing throughout, enclosed rear garden and a driveway providing off road parking. Currently utilised as a holiday let, this property is an ideal for anyone looking to downsize. Early internal viewing comes highly recommended.

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THE ACCOMMODATION COMPRISES

Entrance Hall

Entered via door to front, radiator, spotlights to ceiling, wood flooring, access to loft space.

Lounge 4.30 x 3.41 (14'1" x 11'2")

Double glazed window to front, radiator, spotlights to ceiling, wood flooring.

Kitchen/Breakfast Room 3.94 x 2.57 (12'11" x 8'5")

Fitted with a range of wall and base units providing worktop and storage space incorporating a ceramic Belfast sink with mixer tap over, four ring gas hob with extractor fan over, electric oven, integrated under-counter fridge, freezer, and washing machine, cupboard housing wall mounted gas boiler, double glazed window and door to rear, spotlights to ceiling, tiled flooring, radiator, space for table and chairs.

Bedroom One 3.86 x 2.76 (12'8" x 9'1")

Double glazed window to front, radiator, spotlights to ceiling, wood flooring.

Bedroom Two 3.30 x 2.84 (10'10" x 9'4")

Double glazed window to rear, radiator, spotlights to ceiling, wood flooring.

Bathroom 2.35 x 1.67 (7'9" x 5'6")

Three piece comprising kidney shaped bath with shower over, wash hand basin in vanity unit, low level w.c., two double glazed windows to rear, heated towel rail, spotlights to ceiling, fully tiled walls and flooring.

EXTERNALLY

Shingled driveway providing off road parking secured by gate, with shingled pathway leading to dwelling. Garden to front mainly laid to lawn. Side access to rear garden with shingled area, rockery border to lawn with some mature shrubs and trees.

DIRECTIONS

From our Killay office proceed along Gower Road in the Dunvant direction, on reaching the mini roundabout bear right and proceed into Goetre Fawr Road, continue along Goetre Fawr Road into Dunvant Road and down to the mini roundabout in Dunvant Square. At the mini roundabout bear right and head towards Gowerton, on reaching the traffic lights at Gowerton proceed straight ahead into Bryn Y Mor Road, at the next set of traffic lights bear left and head along the main road leading towards Penclawdd. On entering the village of Penclawdd proceed straight ahead, continue around the bend passing CKs Supermarket, follow the road through the village and continue to Crofty. Turn right into Pencaerfenni Lane, follow the road and the property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: TBC

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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