



Myrtle Hill, Penclawdd, Swansea, SA4 3JY
£169,950

This character filled semi rural mid terrace property is situated in the North Gower village of Penclawdd boasting beautiful estuary views and is also within walking distance to the local primary school, shops and amenities. The beaches of Gower are only a short drive away. The accommodation briefly comprises: Entrance lounge, kitchen diner to the ground floor. Off the first floor landing 3 bedrooms can be found together with a family bathroom. The property also benefits from having oil central heating and double glazing. Set in the woodland of Penclawdd with beautiful estuary and countryside views, the front of the property offers a garden area leading to woods. The rear of the property steps up to large lawn area with hedged boundaries, leading to two out buildings. A perfect home to get away from the hustle and bustle of life.

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GROUND FLOOR

Front Entrance to Lounge 5.80m x 4.26m (19'0" x 14'0")

Wooden stable entrance door, double glazed window to front, wooden beamed ceiling, wood burner set in large fireplace, two radiators, laminate flooring, access to first floor via stairs, access to:

Kitchen/Diner 4.25m max x 2.43m (13'11" max x 8'0")

Skimmed ceiling with spot lights, uPVC double glazed window to rear, back entrance door, combination boiler, fitted with an

arrangement of matching wall and floor based units with complementary work service, integrated electric oven with four ring electric hob and extractor fan above, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated under counter separate fridge and freezer, plumbed for washing machine, laminate flooring.

FIRST FLOOR

Landing 3.76m max x 3.22m max (12'4" max x 10'7" max)

Loft access, door to storage cupboard, fitted carpet, access to:

Bedroom 1 3.78m x 2.35m (12'5" x 7'9")

Double glazed window to front, radiator, fitted carpet.

Bedroom 2 2.73m x 2.29m (8'11" x 7'6")

Double glazed window to rear, radiator, window to landing, fitted carpet.

Bedroom 3 2.00m x 1.80m (6'7" x 5'11")

Double glazed window to front, radiator, fitted carpet.

Bathroom

Double glazed obscured window to rear, radiator, three piece suite comprising pedestal wash hand basin, W/C and bath with over-head shower, real wood flooring.

EXTERNALLY

Set in the woodland of Penclawdd with beautiful estuary and countryside views, the front of the property offers a garden area leading to woods. The rear of the property steps up to large lawn area with hedged boundaries, leading to two out buildings. The location and surroundings of the property give it a lovely cosy semi rural feel.

DIRECTIONS

From our Killay office proceed along Gower Road in the Duvant direction, on reaching the mini roundabout bear right onto Goetre Fawr Road and follow this road down to Duvant Square. At the mini roundabout bear right heading towards Gowerton. Continue through Gowerton passing the comprehensive school on the left hand side, at the mini roundabout bear left and continue straight on at the traffic lights into Brynymor Road. At the next set of traffic lights turn left heading towards Penclawdd. Proceed through Penclawdd around the bend, just after the Royal Oak Public House turn left onto Victoria Road go over the bridge then turn first right onto Park Road, continue up the hill into the lane and the terraced property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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