



Benson Street, Penclawdd, Swansea, SA4 3XY
£119,950

CHAIN FREE - Situated in the North Gower village of Penclawdd within walking distance to the local primary school, shops and amenities. We are pleased to offer this spacious 3 bed terraced home. The beaches of Gower are only a short drive away. The accommodation briefly comprises: Entrance hallway, Lounge, Dining, fitted kitchen and bathroom. Off the first floor landing 3 bedrooms can be found together. The property also benefits from having gas combi central heating and uPVC double glazing. An enclosed court yard to the rear. Potential to be a wonderful village home that requires a full and detailed internal inspection to be appreciated.

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GROUND FLOOR

Front Entrance Hallway

UPVC double glazed entrance door, obscured window to lounge, door to under stairs storage, tiled floor, leads to:

Lounge 6.35m x 3.09m (20'10" x 10'2")

UPVC double glazed window to front, skimmed ceiling and coving, gas fire with hearth and mantel, dado rail, deep skirting stairs to first floor landing, leads to:

Dining Room 3.91m x 3.23m (12'10" x 10'7")

UPVC double glazed window to side, skimmed ceiling and coving, dado rail, radiator, laminate flooring, leads to:

Rear Entrance Hallway

UPVC double glazed rear entrance door, tiled floor, leads to:

Kitchen

UPVC double glazed window to side, arrangement of matching fitted wall and base units along with complementary work surface, inset fan oven with electric hob and extractor fan above, one and a half bowl sink and drainer with swans neck mixer tap, tiled splash back area, plumbed for washing machine, space for fridge freezer, tiled flooring.

Bathroom

UPVC double glazed obscured window to rear, three piece suite W/C, panelled bath with electric shower over head, vanity unit wash

hand basin, tiled floor and walls, radiator.

FIRST FLOOR

Landing

Fitted carpet, loft access, access to three bedrooms.

Bedroom 1 4.19m x 3.68 (13'9" x 12'1")

Two uPVC double glazed windows to front, skimmed ceiling, radiator, deep skirting, fitted carpet.

Bedroom 2 3.05m x 2.63m (10'0" x 8'8")

UPVC double glazed window to rear, radiator, fitted carpet, cupboard housing boiler.

Bedroom 3 2.62m x 2.56m (8'7" x 8'5")

UPVC double glazed window to rear, radiator, fitted carpet.

Externally

To Front - Walled gated front, stone chipped area, path to front entrance door.

To Rear - the property has right of way to the left to gain access to the property from the back, off of the lane is an enclosed rear court yard.

DIRECTIONS

From our Killay office proceed along Gower Road in the Dunvant direction, on reaching the mini roundabout bear right onto Goetre Fawr Road and follow this road down to Dunvant 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, continue over the mini roundabout on to Station Road, as the road bends take the left and turn on to Benson Street then take the next right the property will be found immediately on your right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

