



West End, Penclawdd, Swansea, SA4 3YX
£199,950

Dawsons have the pleasure in offering for sale this spacious semi detached, four bedroom family home in the popular Gower village of Penclawdd, with the property set back off of the road down a private lane, a short drive from the beaches of Gower, local amenities and with good road links to the M4 Motorway and the city centre. This unique home benefits from front facing lounge, large kitchen diner and a cloak room to the ground floor, with four good size bedrooms, one with an en suite and a bathroom to the first floor. The property also benefits from gas central heating, double glazing, parking for several cars and low maintenance garden. This is an ideal family home and early internal viewing comes highly recommended to appreciate the scale and layout of the property.

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Ground Floor ` ()

Side Entrance Hallway

Entrance door, uPVC double glazed window to side, skimmed ceiling and coving, radiator, laminate flooring, door to cloak room, access to first floor landing via stairs, access to lounge and kitchen diner.

Cloak Room

W/C, pedestal wash hand basin, laminate flooring.

Lounge 5.04m x 4.49m (16'6" x 14'9")

Two uPVC double glazed windows to front and one to the side, skimmed ceiling and coving, fitted carpet, radiator.

Kitchen Diner 6.66m x 4.50m (21'10" x 14'9")

Two uPVC double glazed windows to side and double glazed double doors to rear garden, fitted with an arrangement of matching base and wall units along with complementary work surface, combi boiler, space for fridge freezer washing machine and dishwasher, inbuilt fan oven with five ring gas hob and extractor fan above, tiled floor kitchen side and laminate dining room side, radiator.

First Floor

Bedroom 1 4.48m x 3.58m max (14'8" x 11'9" max)

UPVC double glazed window to rear and side, skimmed ceiling and coving, radiator, fitted carpet, en suite comprising of W/C, pedestal wash hand basin and shower cubical.

Bedroom 2 4.49m x 4.49m (14'9" x 14'9")

Two uPVC double glazed windows to front, skimmed ceiling and coving, radiator, fitted carpet.

Bedroom 3 3.49m x 3.00m (11'5" x 9'10")

UPVC double glazed window to side, skimmed ceiling and coving, radiator, fitted carpet.

Bedroom 4 2.54m x 2.55m (8'4" x 8'4")

UPVC double glazed window to side, radiator, skimmed ceiling and coving, fitted carpet.

Bathroom

UPVC double glazed obscured window to side, four piece suite comprising of panel bath, W/C, shower cubical and wash hand basin, tiled floor and splash back area, extractor fan.

Externally

The private lane brings you up to the front of the property and leads you round to the back where there is a turning circle for a car, patio area and level lawn.

DIRECTIONS

Rom our Killay office proceed along Gower Road in the Dунvant direction, on reaching the mini roundabout bear right onto Goetre Fawr Road and follow this road down to Dунvant 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, continue winding through the village past the royal oak onto Westend Road the private lane can be found after the church on your left, after turning on to the lane Fernbank will be 100 yards in front of you.

TENURE: Freehold

COUNCIL TAX:

EPC RATING:

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

