



Bethel Lane, Penclawdd, Swansea, SA4 3FP
Offers In The Region Of £349,000

Set in a beautiful location with marvellous views onto Loughor estuary, Dawsons are delighted to offer this four bedroom detached property in Penclawdd. With accommodation set over three floors, this generous space presents a wonderful opportunity for a family. The ground floor comprises: entrance hallway, cloakroom, dining room, kitchen. The lower floor presents three good sized bedrooms as well as a generously sized bathroom, coming complete with a jacuzzi style bath. The upper floor then hosts: bedroom one (which benefits from an ensuite), family lounge, conservatory. The conservatory then leads onto a balcony looking onto the rear elevation and beyond over the estuary. Externally to the rear is a spacious garden including a variety of mature shrubs and trees as well as a cabin. To the front is a driveway giving access to the front of the property as well as a garage. There's a front decorative area with a variety of flowers as well as a patio area. The centre of the village of Penclawdd is only a short walk away, giving access to a multitude of amenities including: medical centre, dentist, bakery, shops, public house, and more. Furthermore, as well as the scenic Loughor estuary, the beaches of north Gower are within easy access. Public transport links include bus routes within Penclawdd, as well as a train station in the town of Gowerton. Again via

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Ground Floor

Hallway

UPVC double glazed obscured door to front, UPVC double glaze obscured window to front, radiator, doors to: dining room, cloakroom, storage cupboard. Stairs to 2nd floor

Cloakroom

UPVC double glazed obscured window to side, radiator, WC, wall mounted wash hand basin with mixer tap over

Dining Room 3.25 x 3.39 (10'8" x 11'1")

UPVC double glazed window to front, radiator, open plan into kitchen

Kitchen/Breakfast Room 6.23 x 3.15 (20'5" x 10'4")

UPVC double glazed obscured door to front, UPVC double glazed windows to front and side, radiator, fitted with a range of matching wall and base units with complimentary work surfaces over, 1 and a half bowl sink and drainer with mixer tap over, space for range gas hob and oven, fitted: dishwasher, fridge freezer, freezer. Plumbing for washing machine, tiled splash back, useful pull out storage drawers

Lower Floor

Hallway

Radiator, doors to: three bedrooms, bathroom

Bedroom 2 3.93 x 3.20 (12'11" x 10'6")

UPVC double glazed window to front, radiator

Bedroom 3 2.91 x 2.94 (9'7" x 9'8")

UPVC double glazed window to front, radiator

Bedroom 4 2.83 x 3.39 (9'3" x 11'1")

UPVC double glazed window to front, radiator

Bathroom 3.82 x 2.99 (12'6" x 9'10")

UPVC double glazed obscured window to side, radiator, ladder style towel warmer, WC, shower tray with shower head over, inset wash hand basin with mixer tap over and useful storage cupboards underneath, jacuzzi style bath tub, tiled throughout

First Floor

Landing

Doors to bedroom one and lounge

Bedroom 1 2.97 x 3.19 (9'9" x 10'6")

UPVC double glazed window to front, radiator, door to ensuite

En-suite Shower Room

WC, wash and basin with mixer tap over and useful storage cupboard underneath, shower tray with shower head attachment over

Family Lounge 3.94 x 6.49 (12'11" x 21'4")

UPVC double glazed window to front, radiator, fireplace with complementary surround, open plan to conservatory

Conservatory 4.09 x 3.24 (13'5" x 10'8")

UPVC double glazed windows throughout, UPVC double glazed double doors onto balcony giving views out onto the estuary, radiator, balcony is decked

External

To the rear is a generously sized garden laid to lawn with a cabin and mature shrubs and trees as well as a patio area

To the front is a driveway to fit several vehicles with decorative areas giving access to the front of the property. Front patio area suitable for relaxing, dual side access to rear of property, access to garage fly up and over door and driveway

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

