



Flat 4 Greenbank Mews, Park Road, Pennard, Swansea, SA3 2AQ  
Offers In The Region Of £249,500

An opportunity to purchase a delightful, spacious, two bedroom ground floor apartment. Situated in the popular and scenic location of Pennard. Also ideally set to take advantage of local amenities, cliff top walks and beaches. The accommodation itself briefly comprises: hallway includes storage cupboards, two bedrooms, shower room, lounge and kitchen/diner. Externally there are communal gardens to the front. To the rear is a parking area. The property would suit a variety of buyers. Viewing highly recommended to appreciate this lovely home. No chain.

## Offers In The Region Of £249,500



### Entrance

Enter via front door into:

### Hallway

Two storage cupboard. Radiator. Doors to:

### Bedroom One 12'8 x 9'9 (3.86m x 2.97m)

Double glazed window to front. Fitted wardrobes with over bed storage cupboards. Radiator.

### Bedroom Two 10'9 x 8'1 (3.28m x 2.46m)

Double glazed window to rear. Radiator.

### Shower Room 8'1 x 6'10 (2.46m x 2.08m)

Double glazed frosted window to side. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle with glass enclosure. Airing cupboard housing boiler and shelving. Fully tiled walls.

### Lounge 16'7 x 12'11 (5.05m x 3.94m)

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. A feature fireplace housing electric fire set within a decorative surround offers an attractive focal point. Radiator.

### Kitchen/Diner 14'8 x 8'7 (4.47m x 2.62m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include dishwasher, eye level oven and four ring gas hob with extractor above. Spaces for washing machine and fridge/freezer. Radiator. Fully tiled walls and flooring.

### External

Benefitting from well kept communal gardens to the front and parking to the rear.

### DIRECTIONS

Sat Nav - 4 Greenbank Mews, SA3 2AQ

**TENURE:** Leasehold - Share Of Freehold

Lease Term: 125 years from 31/12/88.

Service Charge: £74 per month

Ground Rent: N/A

**COUNCIL TAX:** D

**EPC** TBA

**VIEWING:** STRICTLY VIA VENDORS  
AGENTS. DAWSONS TEL: 01792 367301

