



62 Pennard Drive, Pennard, Swansea, SA3 2DN
Asking Price £275,000

A delightful semi-detached four-bedroom home, with detached garage, located in the ever popular Pennard. Falling within Pennard primary and Bishopston comprehensive school catchments, the property is ideally placed to take advantage of local links, cliff-top walks and beaches. To the ground floor, the accommodation comprises hallway, cloakroom with wc, large bedroom with en-suite wet room and French doors to the rear garden, lounge, dining room, kitchen, utility room. The first floor comprises two double bedrooms, a single bedroom and family bathroom. The attic is floored, with pull-down ladder providing easy access to storage space. Externally to the front includes mixed shrubbery beds with mature trees and a large driveway for ample parking. The South-facing rear has patio seating areas and is laid to lawn, leading to a single garage with gated driveway. Viewing is recommended to appreciate the size and potential on offer

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Entrance

Enter via double glazed frosted glass panel door into:

Hallway

Wood flooring. Storage cupboard. Stairs to first floor. Double doors into:

Annex Bedroom 18'08 x 12'10 (5.69m x 3.91m)

Fitted wardrobes. Wood effect laminate flooring. Radiator. Sky light. Double glazed double doors to rear. Double doors into:

En-suite Wet Room

Fitted with low level W.C and wash hand basin set in vanity unit. Wall mounted shower. Tiled walls. Double glazed frosted glass window to

front.

Cloakroom

Double glazed frosted glass window to side. Two piece suite comprising wall mounted wash hand basin and low level W.C. Fully tiled walls. Tiled flooring. Double glazed frosted glass window to side.

Lounge 14'04 x 12'00 (4.37m x 3.66m)

Glazed window to front. Gas fire. Double doors to:

Dining Room 12'06 x 10'06 (3.81m x 3.20m)

Double glazed window to rear. Radiator. Sliding door into:

Kitchen 10'11 x 5'01 (3.33m x 1.55m)

Double glazed window to to rear. Fitted with a range of wall and base units with complementary work surface over incorporating stainless steel sink and drainer unit with mixer tap. Splash back tiles. Tiled flooring. Space for gas oven. Space for dishwasher. Door to under stairs storage cupboard. Archway through to:

Utility Room 10'01 x 5'01 (3.07m x 1.55m)

Double glazed frosted glass window to rear. Space for washing machine and tumble dryer. Space for a freestanding fridge and a freestanding freezer. Tiled flooring. Attic hatch.

First Floor

Landing

Double glazed window to side. Airing cupboard housing boiler. Access to fully boarded loft. Doors off to:

Bathroom

Three piece suite comprising low level W.C, pedestal wash hand basin and panelled bath. Fully tiled walls. Tiled flooring. Radiator. Double glazed frosted glass window to rear.

Bedroom Two 12'10 x 10'04 (3.91m x 3.15m)

Double glazed window to rear. Radiator. Fitted wardrobes with sliding doors. Radiator. Shower cubicle with electric shower.

Bedroom Three 10'08 x 7'11 (3.25m x 2.41m)

Glazed window to front. Radiator. Over stairs storage cupboard.

Bedroom One 12'10 x 12'01 (3.91m x 3.68m)

Glazed window to front. Radiator.

External

Front

Gated front driveway with off street parking for multiple vehicles.

Rear

Garden laid to lawn with paved patio, with gated rear driveway leading to garage with off street parking for one vehicle.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: TBC

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

