



100 Pennard Drive, Southgate, Swansea, SA3 2DP
Offers In The Region Of £260,000

A delightful detached three bedroom bungalow, located on the gateway of the picturesque Gower. Benefiting from lying within Pennard primary and Bishopston comprehensive school catchments. Ideally set to take advantage of local amenities, cliff top walks, beaches and golf course The accommodation itself briefly comprises; hallway, lounge, kitchen/dining room, modern family bathroom and three bedrooms. Externally there is a gated driveway and garden which is laid to lawn. To the side is a garage with power and lighting. Viewing is highly recommended.

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Entrance

Enter via front door into;

Hallway

Radiator. Access to loft space housing combi boiler which is partially boarded, with lighting and loft ladder. Doors to;

Lounge 15'04 x 12'08 (4.67m x 3.86m)

Double glazed window to rear providing plenty of natural light. A feature gas fireplace. Radiator. Coved ceiling.

Open Plan Kitchen Dining Room 19'06 x 11'2 (5.94m x 3.40m)

Dining area briefly comprising; double glazed window to rear. Radiator.

Kitchen fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include 'Indesit' oven and grill. Slimline Dishwasher. Space for washing machine. Four ring gas hob over and stainless steel extractor hood

above. Breakfast island with base unit and space for fridge/freezer. Coved ceiling. Tiled flooring. Door to storage cupboard;

Bathroom 9'10 x 7'7 (3.00m x 2.31m)

Modern family bathroom with white three piece suite comprising bath with mixer tap, low level W.C, separate walk in shower and wash hand basin. Chrome heated towel rail. Double glazed window to side. Floor to ceiling tiling.

Master Bedroom 11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to front. Coved ceiling. Radiator.

Bedroom Two 9'11 X 8'10 (3.02m X 2.69m)

Double glazed window to front. Coved ceiling. Radiator.

Bedroom Three 7'11 x 6'7 (2.41m x 2.01m)

Double glazed window to side. Radiator. Three broadband points and three telephone points.

External

Front

Gated driveway providing off road parking.

Rear

The garden is laid to lawn to side and rear. Access to garage with fibreglass roof, power and lighting.

TENURE: Freehold

COUNCIL TAX: E

EPC D

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

