



Hazeldene Cottage, 78 Pennard Road, Pennard, Swansea, SA3 2AA  
**Best Offers Over £525,000**

Hazeldene Cottage is a charming and spacious three bedroom traditional family home situated on a large level plot with rear country views. The front view is also of countryside with the Bristol Channel and Devon coastline in the distance. Conveniently lying within the Bishopston primary and comprehensive catchments. A short distance from fabulous cliff top walks, Pwll Du and Three Cliffs Bays and Pennard Golf course. The accommodation briefly comprises; entrance porch, lounge, dining room, kitchen, utility room, cloakroom and conservatory. To the first floor are three generous sized double bedrooms and a modern fitted bathroom. Externally there are automatic electric gates opening into a large driveway to the front leading to the side which takes you to a large double garage/workshop. To the rear is a private laid to lawn garden including patio seating area with ornate pond, garden shed and greenhouse all surrounded by mature plants and shrubs. Viewing highly recommended to appreciate this lovely property and location on offer. NB; The property has recently been fitted with a new roof.

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### Entrance

Enter via uPVC door into:

### Porch

Double glazed windows to front and side. Radiator. Door to:

### Hallway

Stairs to first floor with under stairs storage cupboard. Tiled flooring. Doors to:

### Lounge 14'0 x 11'60 (4.27m x 4.88m)

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. Feature fireplace housing electric 'Dimplex Optimyst' fire set in stone surround with alcoves to either side, offering an attractive focal point. Radiator.

### Dining Room 14'0 x 10'80 (4.27m x 5.08m)

Double glazed window to front. Feature stone fireplace housing 'Dimplex Optimyst' fire. Space to accommodate large dining table. Radiator.

### Kitchen 13'0 x 11'80 (3.96m x 5.38m)

Double glazed window to side. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over incorporating one and a half steel sink and drainer unit with mixer tap as well as breakfast bar area with space for seating below. Integrated appliances include fridge, microwave and oven with 'Neff' four ring induction hob over and extractor hood above. Floor mounted boiler concealed within units. Fully tiled walls and flooring. Downlights. Stable door into utility room. Double glazed window and French doors into:

### Conservatory 13'20 x 13'00 (4.47m x 3.96m)

Double glazed windows to all sides with French doors leading out to a paved patio terrace connecting the garden and home beautifully. Radiator.

### Utility Room 12'80 x 8'0 (5.69m x 2.44m)

Double glazed window to rear and door to side. Granite work surfaces with space for washing machine, tumble dryer and American style fridge/freezer. Storage cupboards. Tiled flooring. Spotlights. Door to:

### Cloakroom

Double glazed frosted window to rear. Comprising low level W.C and wash hand basin set within vanity unit. Radiator. Fully tiled walls.

### First Floor

#### Landing

Door to airing cupboard. Access to loft which has lighting and provides ample storage. Doors to:

#### Bedroom One 13'0 x 11'50 (3.96m x 4.62m)

Double glazed windows to front and side enjoying countryside views. Fitted wardrobes and bed side tables. Radiator.

#### Bedroom Two 14'30 x 11'20 (5.03m x 3.86m)

Double glazed window to front enjoying countryside views. Fitted wardrobes and chest of drawers. Radiator.

#### Bedroom Three 14'0 x 12'30 (4.27m x 4.42m)

Two double glazed windows to rear looking out over the garden and fields beyond. Fitted wardrobes. Fitted study area incorporating fitted desk and bookshelves. FTTP Broadband connection. Radiator.

#### Bathroom 12'0 x 9'20 (3.66m x 3.25m)

Double glazed windows to rear and side. Four piece suite comprising low level W.C, wash hand basin set over vanity unit, Jacuzzi corner bath and separate walk in shower cubicle with glass enclosure. Two chrome towel heaters. Fully tiled walls. Plain plastered ceiling with downlights.

### External

#### Front

Automatic gated entrance. Large driveway to front and side leading to double garage and workshop providing an abundance of off road parking.

#### Rear

Paved patio terrace adjacent to property offering the perfect setting for relaxing, entertaining and outdoor dining. The remainder of the large, well maintained garden is laid to lawn. A pathway runs the length of the garden with an ornate pond to the side. The garden houses a variety of mature plants, shrubs and trees. Bordered by hedging to all sides offering complete privacy.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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

