



23 Druidstone Way, Penllergaer, Swansea, SA4 9AF

A beautifully presented detached property providing superb family accommodation. Comprises, entrance hall, lounge, fitted kitchen/dining room, utility room and ground floor cloakroom and to first floor are four bedrooms one with en-suite and family bathroom. To the front there is a driveway providing parking and leading to a single garage and to the rear there is a fully enclosed low maintenance garden. Benefits: uPVC d/g, GCH, Freehold. EPC-C

Asking Price £320,000

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ENTRANCE

Entered via uPVC door into:

HALLWAY

Wood effect flooring. Stairs to first floor. Radiator. Coved ceiling.

LOUNGE 6.67m x 3.32m (21'11" x 10'11")

UPVC double glazed window to front. UPVC double glazed French doors to rear. Wood effect flooring. Coved ceiling. Log effect gas fire. Two radiators.

KITCHEN/DINING ROOM

KITCHEN 3.93m x 3.62m (12'11" x 11'11")

UPVC double glazed window to rear. Fitted with a range of base and wall units incorporating a five ring gas hob with extractor fan and double oven. Integrated dishwasher and wine cooler. Under plinth lighting. Wood effect flooring. One and a half bowl stainless steel sink and drainer. Glass panel door to utility room. Coved ceiling.

DINING ROOM 3.62m x 3.36m (11'11" x 11'0")

Open plan dining area/kitchen. UPVC double glazed window to front. Breakfast bar. Wood effect flooring. Coved ceiling.

UTILITY ROOM 2.96m x 2.69m (9'9" x 8'10")

UPVC double glazed window and door to rear. Fitted with a range of wall units. Plumbed for washing machine and tumble dryer. Space for fridge/freezer. Ceramic sink. Wall mounted boiler. Wood effect flooring. Part tiled walls.

CLOAKROOM

Two uPVC double glazed windows to rear. Ceramic flooring. Wash hand basin set into vanity unit. Heated towel rail.

FIRST FLOOR

LANDING

UPVC double glazed window to rear. Access to loft (boarded). Airing cupboard.

BEDROOM ONE 3.97m x 3.04m (13'0" x 10'0")

Two uPVC double glazed windows to front. Fitted mirror fronted wardrobes. Radiator.

ENSUITE

UPVC double glazed window to front. Three piece suite comprising double shower, wall mounted wash hand basin with vanity unit and low level WC. Heated towel rail. Fully tiled.

BEDROOM TWO 3.36m x 3.04m (11'0" x 10'0")

UPVC double glazed window to rear. Fitted mirror fronted wardrobes. Radiator.

BEDROOM THREE 3.33m x 3.24m (10'11" x 10'8")

UPVC double glazed window to rear. Radiator.

BEDROOM FOUR 3.25m x 3.13m (10'8" x 10'3")

UPVC double glazed window to front. Radiator.

EXTERNAL

FRONT

Lawned garden with mature trees. Driveway leading to a single garage. Side pedestrian access leading to:

REAR

Fully enclosed low maintenance garden laid with various patio areas. Built in brick fire pit and brick built BBQ. Composting area. Arbour.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 896 868



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Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.