



68 Home Farm Way, Parc Penllergaer, Penllergaer, Swansea, SA4 9HF

Dawsons are pleased to offer for sale this modern detached executive style family home. The accommodation comprising: entrance hallway, lounge, sitting room, study, fitted kitchen with utility area, conservatory and cloakroom. Three double and one single bedrooms to first floor and family bathroom. Ensuite to master bedroom. The property benefits from uPVC double glazing and gas central heating. Lawned front garden, driveway and double garage with electric doors. Enclosed larger than average rear garden laid to lawn with a paved patio area, decked area and further chipped areas with extensive countryside views and water features. Easy access to the M4 motorway, Swansea City Centre and the out of town shopping centre in Fforestfach. Early viewing is strongly recommended. EPC-C

Asking Price £435,000

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ENTRANCE

Enter via hardwood door to front into:

HALLWAY

Stairs to first floor. Radiator. Custom made built in shelving. Ceramic floor tiles with decorative centrepiece.

LOUNGE 6.35m max x 4.17m (20'10" max x 13'8")

UPVC double glazed box bay window to front. Vaulted beamed ceiling. Electric stove fire. Wood effect flooring. UPVC double glazed doors into:

CONSERVATORY 8.80m x 4.73m max (28'10" x 15'6" max)

UPVC double glazed construction with two ceiling fans and lights. Ceramic floor tiles with decorative mosaic compass centrepiece. UPVC French doors leading out onto rear garden decking. UPVC double glazed double doors into:

KITCHEN 5.45m x 3.63m max (17'11" x 11'11" max)

Fitted with a range of base and wall units incorporating a one and a half bowl stainless steel sink and drainer. Integrated appliances comprising fridge freezer, double oven and grill, and four ring gas hob with extractor over. Plumbed for dishwasher. UPVC double glazed window to rear. Radiator. Ceramic floor tiles.

UTILITY ROOM 2.02m x 1.56m (6'8" x 5'1")

Part tiled walls. Ceramic floor tiles. Base units with work surface over incorporating stainless steel sink and drainer with mixer tap. Wall mounted boiler. Plumbed for washing machine and tumble dryer. Stable door giving access to the garden.

CLOAKROOM

UPVC double glazed obscure glass window to side. Two piece suite comprising low level WC and pedestal wash hand basin. Radiator. Ceramic floor tiles.

SITTING ROOM 5.50m x 3.02m (18'1" x 9'11")

Dual aspect uPVC double glazed windows to front and rear. Coved ceiling. Two radiators. Wood effect flooring.

STUDY 2.70m x 2.70m (8'10" x 8'10")

UPVC double glazed window into conservatory. Wood effect flooring.

FIRST FLOOR

LANDING

Loft access. Radiator. Airing cupboard. Doors leading to:

BEDROOM ONE 4.22m max x 3.77m (13'10" max x 12'4")

White washed wood effect flooring. UPVC double glazed window to side. Radiator. Door to:

EN-SUITE

UPVC double glazed obscure glass window to side. Three piece suite comprising shower cubicle, low level

WC and pedestal wash hand basin with tiled splash back. Radiator.

BEDROOM TWO 5.00m x 3.59m max (16'5" x 11'9" max)

White washed wood effect flooring. Dual aspect uPVC double glazed windows to front and rear. Two radiators.

BEDROOM THREE 3.94m max x 2.91m (12'11" max x 9'7")

UPVC double glazed window to rear. Radiator.

BEDROOM FOUR 2.58m x 2.17m (8'6" x 7'1")

UPVC double glazed window to rear. Radiator.

FAMILY BATHROOM

UPVC double glazed obscure glass window to side. Four piece suite comprising fully tiled shower cubicle, panelled bath, low level WC and pedestal wash hand basin. Radiator. Part tiled walls. Pebble effect flooring.

EXTERNAL

DETACHED DOUBLE GARAGE

Electric up and over door. Pedestrian door giving access to the garden.

FRONT

The property is approached via driveway leading to a detached double garage with electric over double door. Picket fence to front with lawned garden with mature trees and shrubs. Pedestrian access to side lawns. Gated pedestrian access to:

REAR

Railway sleeper steps leading to lawn. Large decked area with balustrade leading to enclosed rear garden with mature fir trees and water feature. Larger than average paved patio with decorative centrepiece leading to slate area bordered with wild flowers. Extensive decking with water feature leading to pond. Mature trees and shrubs. Further lawn with a range of fruit trees.

TENURE: Leasehold

COUNCIL TAX: F

EPC RATING: C

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

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.