



40 Penplas Road, Blaenymaes, Swansea, SA5 5PJ

SEMI DETACHED PROPERTY SITUATED CLOSE TO THE M4 MOTORWAY. Comprising lounge/ dining room, leading to lean to sun room and fitted kitchen to the ground floor. There are two bedrooms and bathroom to the first floor. Benefits: uPVC double glazing, gas central heating, enclosed patio rear garden and front gardens. Situated close to Fforestfach retail park and local amenities No chain. EPC-D.



Best Offers Over £75,000

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ENTRANCE

The property is entered via a Upvc glass panelled front door opening into:-

PORCH

Upvc double glazed window to side, part tiled walls, wooden door into:-

HALLWAY

Radiator, stairs to first floor.

INNER PORCH

Upvc glass panelled door to rear.

KITCHEN 5.32 X 2.16 (17'5" X 7'1")

Fitted with a range of base and drawer units with corresponding work surfaces over, single drainer sink unit with mixer tap over, built under electric oven with a four ring gas hob over, plumbed for washing machine, radiator, Upvc double glazed window to side, Upvc double glazed window to front.

LOUNGE/DINING ROOM 5.29 X 3.01 (17'4" X 9'11")

Upvc double glazed patio doors to rear opening into a lean to sunroom, feature fire place, radiator.

LANDING

Upvc double glazed window to side, loft access.

BEDROOM 1 4.77 X 2.90 (15'8" X 9'6")

Upvc double glazed window to rear, coved ceiling, storage cupboard, radiator.

BEDROOM 2 3.55 X 3.16 (11'8" X 10'4")

Upvc double glazed window to rear, storage cupboard housing a boiler, radiator.

BATHROOM

Three piece suite comprising of low level w.c, pedestal wash hand basin, panelled bath with shower over, tiled walls, chrome radiator, Upvc double glazed window to side.

EXTERNAL

FRONT AND SIDE GARDEN

The front garden is laid to lawn, there is a driveway and the side garden has a patio area.

REAR GARDEN

There is an enclosed patio area and a brick built storage shed.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
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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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

