



10 Pennard Drive, Pennard, Gower, SA3 2BL



A spacious three bedroom semi-detached home arranged over two floors offering bright, modern accommodation which is in great condition.

There is a lovely South facing Rear Garden and a garage.

Surrounded by greenery the property has a lovely garden and a garage. This situation is just beautiful with Three Cliffs Bay being your local beach (under a mile on foot) and magical woodland walks on your doorstep!



**£325,000 FREEHOLD**







10 Pennard Drive is a spacious three bedroom semi-detached house, which is secluded by a mature front garden. There are two reception rooms, conservatory and kitchen on the ground floor. The living room has a log burner and the conservatory and sun terrace to the rear are raised looking down onto the lawn and out onto the trees of the woodland behind the house. At the bottom of the garden is the garage which has excellent access from the lane to the rear. Upstairs there are three good sized bedrooms, bathroom and separate WC.

The house is in great condition throughout and has a lovely feel to it, and there is so much greenery to be seen through all the windows...

The walk down to Three Cliffs is about a mile and it is a stunning walk across firstly the golf course, past Pennard castle and onto the dunes.

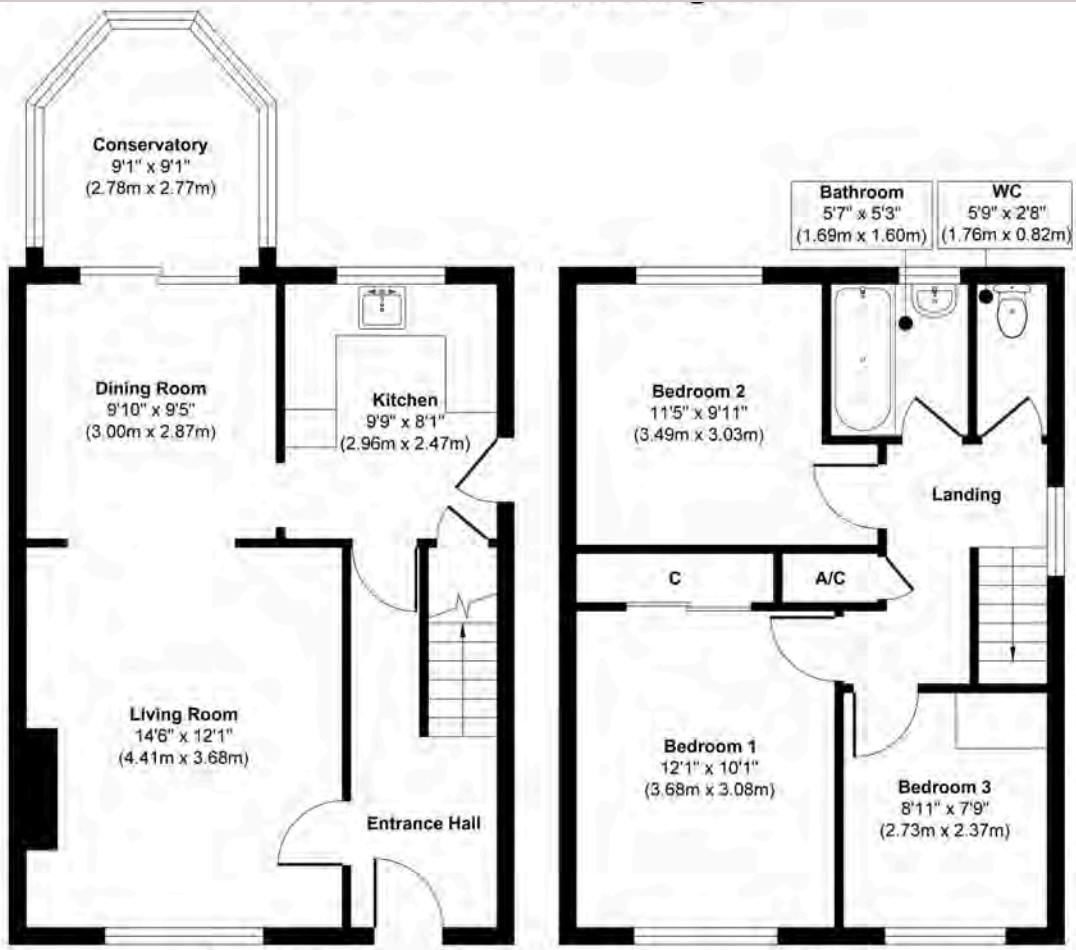
The property is FREEHOLD

It is Council Tax Band E £2143 per annum.

The EPC rating for the property is C

The property is connected to all mains services and the central heating is powered by a gas combi boiler which is housed in the loft.





**Ground Floor**  
 Approximate Floor Area  
 441 sq. ft  
 (40.99 sq. m)

**First Floor**  
 Approximate Floor Area  
 441 sq. ft  
 (40.99 sq. m)

**Approx. Gross Internal Floor Area 882 sq. ft / 81.98 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Pennard is a superb Gower location lying within Bishopston School Catchment and offering many local amenities and attractions including Pennard Primary School, local shop, library, doctors surgery, golf club and in nearby Southgate there is a pub and coffee shops.

Pennard Drive is only a mile away from Three Cliffs Bay, one of Gowers most beautiful beaches. The woodland surrounding Parkmill also offers wonderful walks to explore.

Mumbles Village is 4.7 miles from Pennard Drive.

Swansea city centre is 7 miles from Pennard Drive.

The M4 is 12 miles from Pennard Drive.





01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

