



the
ANDERSON
Group exp

Pennard Drive, Pennard, Southgate, Gower, Swansea, SA3 2BL

Offers Over £300,000

 3  1  2



- Beautifully-Presented Semi-Detached Home
- Open Plan Lounge/Diner
- Quiet Cul-de-Sac Location
- Generous Garage with Utility Area
- Catchment for Pennard Primary & Bishopston Comprehensive
- Three Bedrooms & Flexible Attic Room
- Modern Family Bathroom
- Private South-Facing Rear Garden with Terrace
- Ideal for First Time Buyers or Family
- Please Quote JH001 when Enquiring





Beautifully-presented three bedroom semi-detached home situated in a quiet cul-de-sac location within the highly sought after village of Pennard. Briefly comprising of: open plan lounge/diner and kitchen on the ground floor, and three bedrooms and family bathroom on the first floor, attic room and eaves storage on the second floor. Benefiting from a generous garage with utility area and South-facing garden with multiple terraced areas. Easy access to Three Cliffs Bay, Pennard Golf Club, cafes, restaurants, pubs and within catchment for the highly regarded Bishopston Comprehensive and Pennard Primary School. Ideal for first time buyers or family home. Viewing comes highly recommended. Freehold.

GROUND FLOOR
419 sq ft. (38.9 sq.m.) approx.

1ST FLOOR
415 sq ft. (38.5 sq.m.) approx.

2ND FLOOR
439 sq ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq ft. (122.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meonplan 01202

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01792 805075

Swansea, Mumbles & Cower

sales@melanieanderson.co.uk

Melanie Anderson Independent Estate Agents is an approved agent at eXp World UK Limited, trading as eXp UK, registered at C/O Corporation Service Company (Uk) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29. If you have instructed another agent to sell your house and instructed eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents.

It is recommended that you check the contract you have with your current agent.