



Elm Crescent, offers in excess of £240,000

- Parc Penllergaer
- Great M4 links
- Three Bedrooms
- Council Tax - Band D
- Freehold
- Sought After Location
- Garage
- EPC Rating: D



 3  2  1



About the property

Discover the perfect balance of comfort and convenience of this well presented Detached property located on the sought after location of Penllergaer. With a Kitchen and welcoming Reception room, Cloakroom, Bathroom, 3 Bedrooms, one of which has an En-suite. The garden provides a tranquil retreat, ideal for relaxation. The property also benefits from driveway parking and a Garage. The property is situated close to a range of local amenities such as supermarkets, shops, restaurants and schools, with great walking and cycle trails also on your doorstep. The property offers brilliant commuting links to the M4, easy access to Fforestfach outlet and also to Swansea city centre. Don't miss the chance to make this property your home. Please call the Gorseinon team to booking today on 01792894422.

Accommodation

Cloakroom

UPVC window to front. W.C, hand basin, Laminate flooring.

Lounge

15' 6" max x 10' 9" max (4.72m max x 3.28m max)

UPVC window to front. Fireplace. Laminate flooring.

Kitchen

14' 7" x 8' 6" (4.45m x 2.59m)

UPVC window to rear, doors leading to garden. Matching wall and base units. Oven and hood. Space for appliances. Tiled flooring.

Bedroom 1

17' 4" max x 12' 4" max (5.28m max x 3.76m max)

UPVC window to front and rear. Carpet. En-suite.

En-Suite

Walk in shower, W.C, hand basin. Tiled floor.

Bedroom 2

14' 7" max x 8' 1" max (4.45m max x 2.46m max)

UPVC window to rear. Carpet.

Bedroom 3

11' 6" max x 8' 1" (3.51m max x 2.46m)

UPVC window to front. Carpet.

Bathroom

UPVC window to front. Bath with shower, W.C, hand basin.
Tiled flooring.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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