



Peniel Green Road, £280,000

- 4 Bedroom detached
- Detached one bedroom Annex to the rear
- Master bedroom with Juliet balcony
- Council tax band D
- Beautifully presented throughout
- EPC Rating: D



 4  1  3



About the property

New to the market is this charming 4-bedroom detached family home conveniently situated just a short distance from Swansea Enterprise Park, local schools, supermarkets, and with easy access to the M4 motorway.

Upon entering, you are greeted by the spacious reception rooms, perfect for entertaining guests or enjoying quality family time. The downstairs cloakroom and utility room add convenience to daily living. Ascending the staircase, you'll discover four generously sized double bedrooms, including a master bedroom with a delightful Juliet balcony, offering picturesque views of the surrounding fields and mountains, creating a serene retreat. Outside, the well-maintained low maintenance rear garden provides a peaceful escape, while also granting access to the detached 1-bedroom self-contained Annex, offering endless possibilities for additional living space, a home office, or rental income.

Accommodation

Entrance Hall - Enter via a UPVc double glazed door to the side. Fitted with Oak flooring which continues to the oak staircase which leads to the first floor, door through to the lounge and the dining room. Door to downstairs cloakroom.

Cloakroom - Continuation of the oak flooring from the entrance hall, tiled walls, w.c , wash hand basin with vanity storage below. Spot lighting.

Lounge - 10' 4" x 8' 10" (3.15m x 2.69m) UPVC double glazed bay front window with built in venetian blinds, continuation of the oak flooring. Radiator.

Dining Room - 10' 11" x 10' (3.33m x 3.05m) UPVC double glazed French doors to rear opening onto garden with integral venetian blinds, continued oak flooring and opening through to the kitchen.

Living Room - 10' 1" max x 11' 7" max (3.07m max x 3.53m max) UPVC double glazed bay front window with built in venetian blinds, continuation of the oak flooring, feature fireplace with inset log burner, slate hearth and oak mantle.

Kitchen - 13' 5" plus door recess x 9' 11" (4.09m plus door recess x 3.02m) UPVc double glazed window to the rear with integral venetian blinds which overlooks the garden, UPVc 1/2 glazed door to the side, providing additional access



to the rear garden. Tiled flooring. Range of wood tall, wall and base units with woodblock worktops over, Built in eye level microwave and double oven, integrated dishwasher and Integrated Fridge/Freezer. Resin sink with mixer taps and separate water filter tap. 5 ring gas hob with built over cooker hood and tiled splashbacks. Large Breakfast Island for additional dining. Spot lighting to the ceiling. Door through to the Utility room.

Utility Room - 6' 1" x 6' 11" (1.85m x 2.11m) UPVc double glazed window to the side fitted with obscured glazing, continuation of the tiled flooring from the Kitchen. Complementary tall, wall and base units with worktops over. Built in wall mounted combi boiler, under counter space and plumbing for both washing machine and dishwasher. Corner shower enclosure with tray, tiled splashbacks, and wall mounted electric shower with sliding glass enclosure. Stainless steel towel radiator.

First Floor

Landing - UPVc double glazed window with obscured glazing part way up the stairs to the side of the property. Continuation of the oak flooring from the downstairs, access to all 4 bedrooms and the family bathroom. Pull down loft hatch with ladder.

Bedroom One - 9' 11" x 14' 2" (3.02m x 4.32m) UPVc double glazed French doors with integral venetian blinds to the rear with Juliet Balcony which overlooks the rear garden

and fields to the rear. Oak flooring, fitted wardrobes with over bed canopy storage. Radiator.

Bedroom Two - 11' 8" max into recess x 10' 1" (3.56m max into recess x 3.07m) UPVc double glazed window to the front with integral venetian blinds, Oak flooring and Radiator.

Bedroom Three - 8' 11" x 10' 4" (2.72m x 3.15m) UPVc double glazed window to the front with integral venetian blinds, Oak flooring and Radiator.

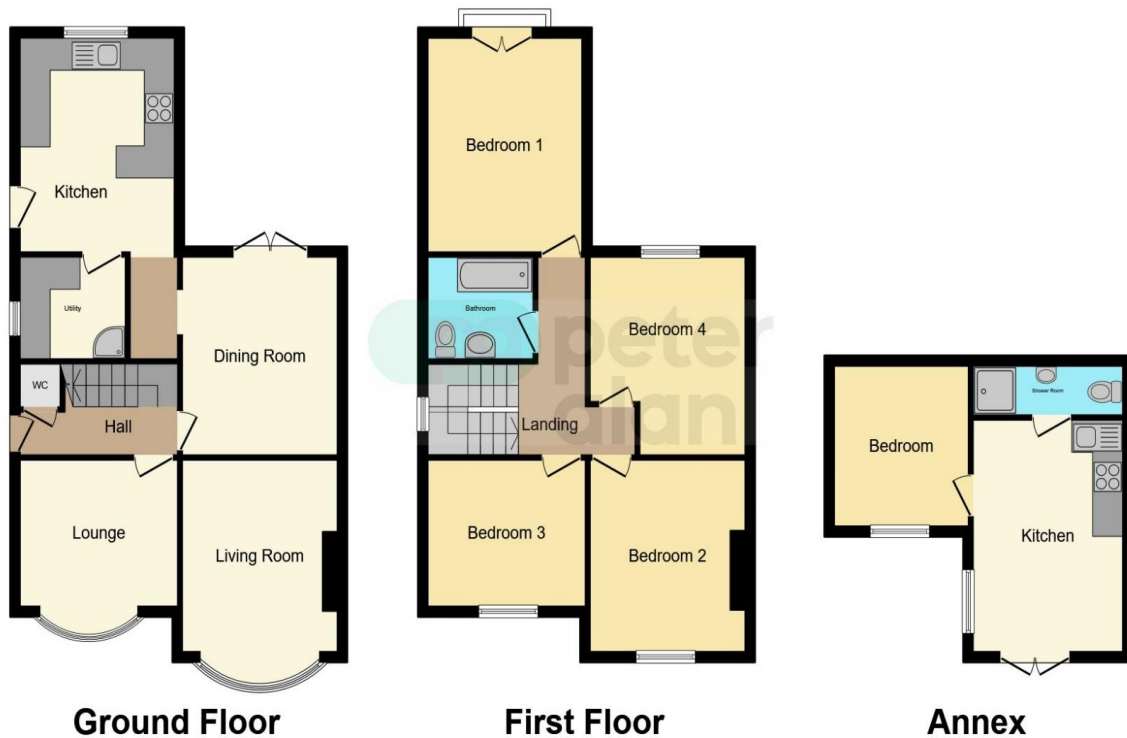
Bedroom Four - 10' 11" max x 10' 1" max (3.33m max x 3.07m max) UPVc double glazed window to the rear with integral venetian blinds, Oak flooring and Radiator.

Bathroom - UPVc double glazed window to the side fitted with obscured glass. Tiled flooring and walls. L shaped shower bath with matching tiled bath panel and mixer taps, over bath wall mounted mixer shower and glass shower screen. Corner WC, wash hand basin with mixer tap and vanity storage below. Wall mounted mirror cabinet and towel radiator.

Externally - To the front and set back from the road there is a driveway offering parking for 2 vehicles. Sandstone paving which continues to the side Entrance and rear of the property.

To the rear there is a low maintenance garden laid mainly to artificial lawn, continuation of the sandstone paving. Access to the rear self-contained Annex.

Floorplan



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