



## Clwyd Road, offers in excess of £130,000

- Well Presented Home
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Driveway
- Council Tax Band - B
- EPC Rating: D



 3  1  1



## About the property

Available for sale is this well presented family home situated in the popular area of Penlan, Swansea it is conveniently located to both Welsh and English schools, shops and a short trip into Swansea City Centre.

There is a generous driveway to the front of the home while inside the property comprises: Entrance hall, living room, dining room, kitchen with spaces for washing machine, dishwasher and ample storage to the ground floor and three bedrooms, two with integrated storage cupboards, and family bathroom to the first floor.

Externally there are front and rear gardens with the rear garden being fully enclosed and benefits from patio and generous lawn areas,

Viewing is recommended to fully appreciate the properties good size and position. To arrange a viewing please call us today on 01792 641481.





## Accommodation

### Entrance Hall

### Lounge

11' 1" x 15' ( 3.38m x 4.57m )

### Dining Room

10' 1" x 10' ( 3.07m x 3.05m )

### Kitchen

9' 1" x 10' 1" ( 2.77m x 3.07m )

### Bedroom One

12' 1" x 10' ( 3.68m x 3.05m )

### Bedroom Two

12' 1" max x 11' 1" max ( 3.68m max x 3.38m max )

### Bedroom Three

8' max x 9' 1" max ( 2.44m max x 2.77m max )

### Bathroom

### Front Garden

### Rear Garden

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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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