



Pentregethin Road, £120,000

- Council tax band B
- Semi-detached property
- Energy rating B
- Sought-after location
- Nearby schools
- Ideal for first-time buyers
- EPC Rating: B



 2  1  1



About the property

Presenting a charming semi-detached property, currently listed for sale and in good condition. This well-maintained home offers ample living space with one reception room, making it a perfect choice for those who love to entertain or simply relax in a welcoming environment. The property boasts two comfortable bedrooms, providing plenty of room for sleep, study, and storage. The single bathroom is well-appointed, serving the needs of a small family or a couple.

The property is rated 'B' for energy performance, reflecting its efficiency and environmental impact, which is beneficial for both your wallet and the planet. It falls within Council Tax Band B, providing an indication of the annual council tax costs.

The location of this property is one of its major selling points. It is situated in a sought-after location, with excellent local amenities and schools nearby. This makes it ideal for families looking to settle down in a friendly, convenient neighbourhood. One of the unique features of this property is its garden. This outdoor space offers a peaceful retreat and potential for personalisation, whether you enjoy gardening or outdoor entertaining.

This property is perfect for first-time buyers, investors, and families alike. It delivers a blend of comfort, convenience, and potential, making it a truly desirable investment. Be sure to schedule your viewing today.



Accommodation

01792 641481

swansea@peteralan.co.uk

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

