

2 Parc Penderi, Penllergaer, Swansea, SA4 9DJ

£255,000

Video tour available

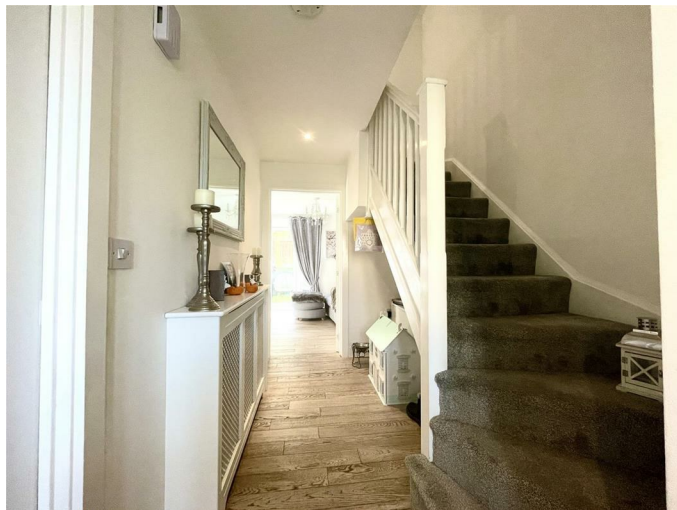
A well presented three storey four bedroom town house located within the sought after location of Parc Penderri, Penllergaer, close distance to Penllergaer woods, local schools, amenities and retail park. With easy access to the M4 with great transport to Carmarthen, Swansea and Cardiff. The accommodation comprises to the ground floor a hall with staircase leading to first floor, living room with double doors leading to the rear garden, kitchen/dining room and WC. To the first floor there are three bathrooms and a family bathroom. To the second floor the primary bedroom with an en-suite shower room. Externally to the front of the property there are steps leading to the front door, there is lawned and gravelled area. There is also a separate garage and off road parking. To the rear of the property there is an enclosed garden patio and artificial lawn area, decked steps leading to a decking and lawn area.

Viewing is recommended.

The Accommodation Comprises

Ground Floor

Hall



Entered via front door, staircase leading to first floor, laminate flooring, radiator.

Living Room 8'6" x 16'1" (2.58m x 4.91m)



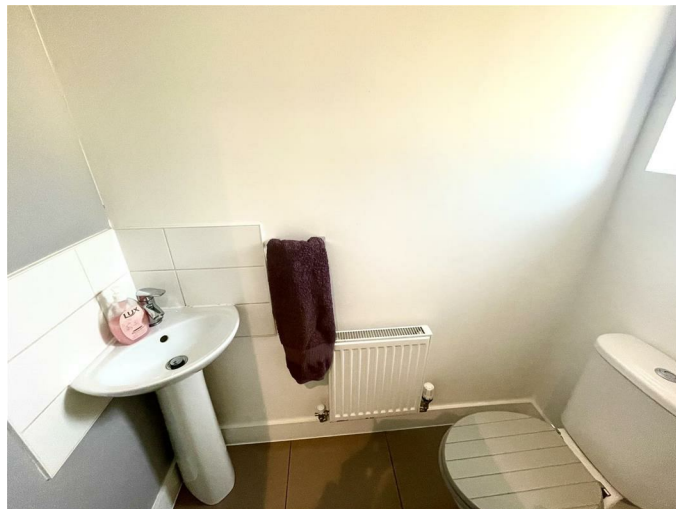
Electric fireplace with surround, double doors leading to rear garden, laminate flooring, radiator.

Kitchen/Dining Room 13'6" x 9'3" (4.12m x 2.82m)



Fitted with a range of wall and base units with worktop over, 1+1/2 bowl stainless steel sink, plumbing for washing machine. Integrated dishwasher, fridge/freezer, electric oven and gas hob with concealed extractor hood. Double glazed bay window to front, tiled flooring, radiator.

WC



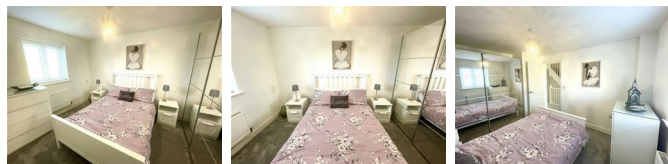
Fitted two piece suite comprising wash hand basin and WC. Frosted double glazed window to front, laminate flooring, radiator.

First Floor

Landing

Two storage cupboards, fitted carpet.

Bedroom 2 12'4" x 8'10" (3.77m x 2.70m)



Double glazed window to front, mirrored wardrobes, fitted carpet, radiator.

Bedroom 3 9'7" x 8'10" (2.93m x 2.70m)



Double glazed window to front, mirrored wardrobes, fitted carpet, radiator.

Bedroom 4 7'9" x 6'7" (2.36m x 2.00m)



Double glazed window to rear, fitted carpets, radiator.

Bathroom



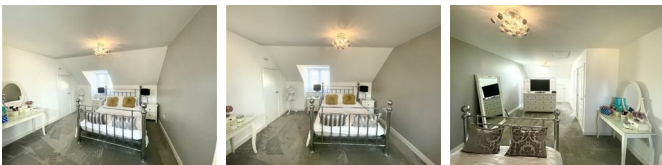
Fitted three piece suite comprising bath, wash hand basin and WC. Frosted double glaze window to front, part tiled walls, tiled flooring, radiator.

Second Floor

Landing

Fitted carpet.

Primary Bedroom 21'3" x 9'1" (6.47m x 2.76m)



Double glazed window to front, skylight to rear, storage cupboard, fitted carpet, radiator.

En-suite Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC. Skylight to rear, part tiled walls, tiled flooring, radiator.

External

To the front of the property there are steps leading to the front door, there is lawned and gravelled area. There is also a separate garage and off road parking.

Rear Garden

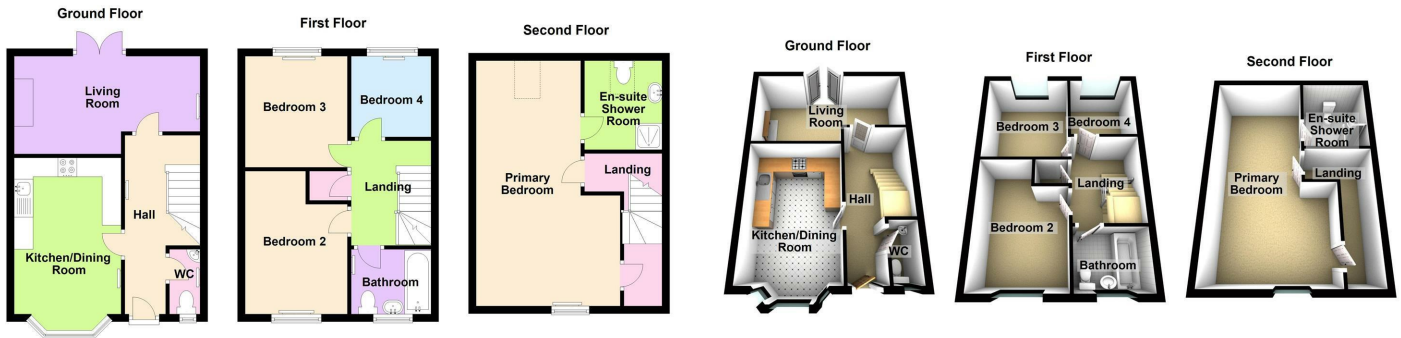


To the rear of the property there is an enclosed garden patio and artificial lawn area, decked steps leading to a decking and lawn area.

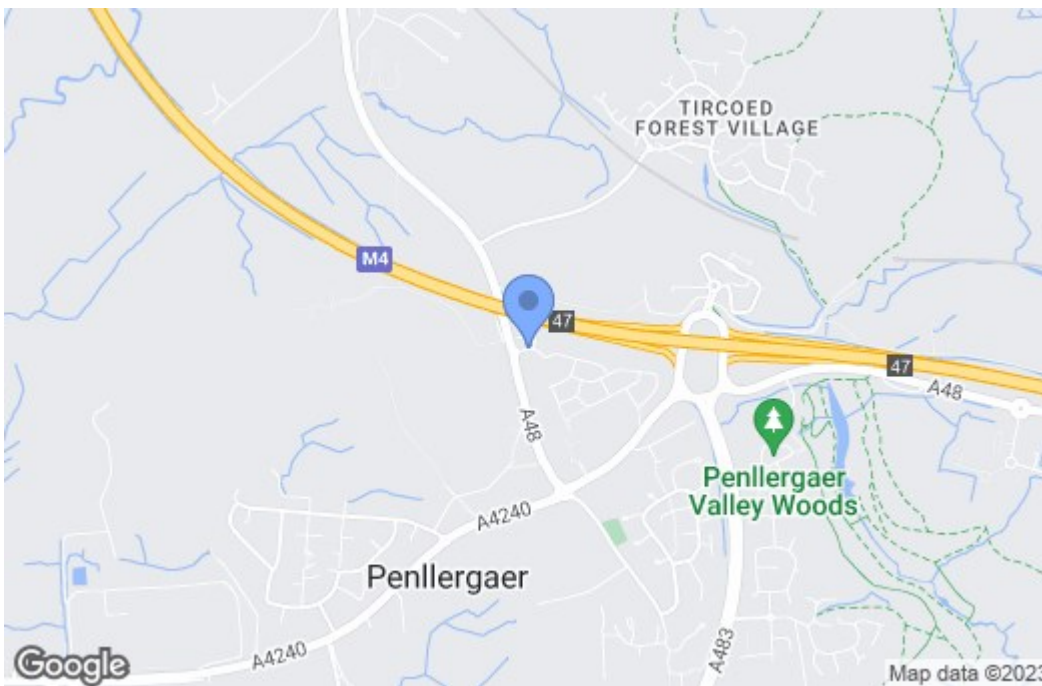
Tenure

Leasehold - From 29th September 2010 to 29th September 2109
89 years remaining
Council Tax - D

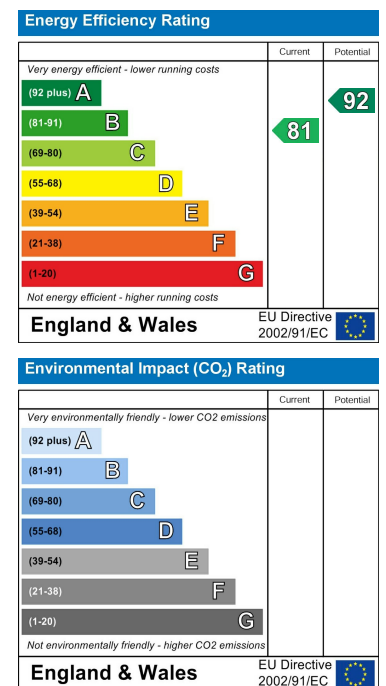
Floor Plan



Area Map



Energy Efficiency Graph



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