



## 1 Clos Penbwl, Penllergaer, Swansea, SA4 9HP

**£385,000**

Presenting a well-maintained detached family home in the sought-after Parc Penllergaer development, this property offers a convenient lifestyle with easy access to the M4 for commuting. Located within the catchment area of good schools and close to various amenities, it also enjoys proximity to the renowned Penllergaer Valley Wood, known for its spectacular waterfall. The ground floor of this delightful home comprises an entrance hall, a sitting room, a lounge with double doors leading into the dining room and a beautifully modern kitchen with a matching utility area and WC. Upstairs, four generously sized bedrooms await, including a master bedroom with a chic en-suite. The property is equipped with solar panels, air conditioning on the first floor, and a driveway for additional convenience. The enclosed rear garden is thoughtfully designed with two tiers. A patio area paved with Welsh slate transitions to an artificial lawn, enclosed by fencing and a gate. Steps

lead down to the lower terrace area, which is paved with Welsh slate and adorned with mature shrub borders. A charming garden pond with a fountain adds a delightful touch and a gazebo provides an ideal spot for outdoor dining. This well-landscaped and tiered garden offers both aesthetic appeal and functional outdoor living spaces, making this home an attractive and desirable option.

## The Accommodation Comprises

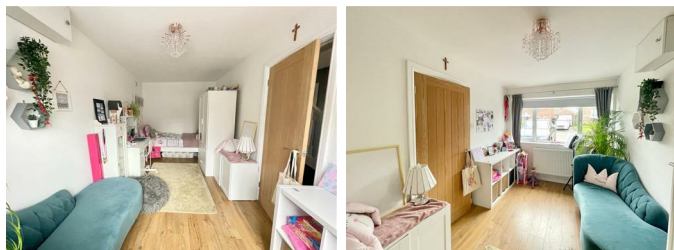
### Ground Floor

#### Hall



Entered via door to front, with a double glazed window, laminated flooring, staircase to first floor with understairs storage cupboard, radiator.

#### Sitting Room 15'5" x 9'7" (4.69m x 2.92m)



Double glazed window to front, laminated flooring, radiator.

#### Lounge 16'6" x 11'1" (5.03m x 3.38m)



The lounge in this property offers a comfortable and cosy area with a double glazed window to the front. Radiator, laminate flooring which adds a modern touch and coving along the ceiling contributes to the overall aesthetic. Double doors lead seamlessly into

the dining room, creating an open and connected living space.

#### Dining Room 10'0" x 11'1" (3.06m x 3.38m)



The dining room is a welcoming space connected from the lounge through double doors, allowing for an open and spacious feel. Access to the rear garden is facilitated by a double glazed door, enhancing the indoor-outdoor flow. Laminate flooring provides a modern touch and coving along the ceiling adds a decorative element. A radiator ensures a comfortable atmosphere, making this dining room an inviting area for meals and gatherings with convenient access to the outdoor space.

#### Kitchen 11'2" x 10'9" (3.40m x 3.28m)



This kitchen boasts a modern design featuring a range of wall and base units with quartz worktops, complemented by a sink unit with a drainer. The kitchen is equipped with built-in appliances including a fridge/freezer and eye-level electric oven, as well as plumbing for a dishwasher. A four-ring gas hob with an extractor hood adds functionality, while quartz tiled flooring enhances the contemporary aesthetic. Ceiling spotlights and built-in speakers contribute to the overall ambience. The space is illuminated by a double glazed window to the rear and it seamlessly integrates with the utility area in an open-plan layout.

### Utility 8'2" x 4'9" (2.48m x 1.46m)



The utility area, in harmony with the kitchen, features matching units and provides practical amenities. It is fitted with a range of wall and base units with quartz worktops, complemented by a stainless steel sink unit. The space includes a cupboard housing the gas combination boiler and plumbing for a washing machine. Tiled flooring adds to the functionality. Double glazed window to the side, radiator, and a door to the rear provides convenient access to the garden, making this utility area a well-equipped and seamlessly integrated part of the home.

### WC



The ground floor WC features a two-piece modern

suite, including a vanity wash hand basin and WC, contributing to contemporary and functional design. Tiled walls and flooring enhance the aesthetic appeal and make for easy maintenance. Radiator, double glazed window to the side.

This well-appointed space ensures convenience and style on the ground floor of the home.

### First Floor

#### Landing

Storage cupboard, radiator, access to part loft with pull down ladder.

### Master Bedroom 15'3" x 11'2" (4.66m x 3.40m)



The master bedroom is a generously sized and inviting space, enhanced by a double glazed window to the front, allowing natural light to illuminate the room. Elegant details include coving along the ceiling, adding a touch of sophistication. Practical features include a ceiling vent for air conditioning and a control panel in the room for the first floor, providing climate control and convenience, radiator. This well-appointed master bedroom also benefits from the added luxury of an ensuite for enhanced privacy and functionality.

### En-suite



The en-suite shower room is a modern and stylish space, featuring a three-piece suite that includes a chic vanity wash hand basin, a tiled shower cubicle, and a WC. Tiled walls and flooring contribute to the contemporary aesthetic, while a heated towel rail adds a touch of luxury. Elegant details include coving along the ceiling and ceiling spotlights, providing both

style and functionality. A porthole window to the front allows natural light to grace the room. This well-appointed en-suite combines modern design elements with practical features for a comfortable and aesthetically pleasing experience.

**Bedroom 2 11'10" x 11'11" m (into wardrobes) (3.62m x 3.64 m (into wardrobes))**



Double glazed window to rear, built-in wardrobes, coving to ceiling and vent for air conditioning, radiator.

**Bedroom 3 13'8" x 8'5" (4.17m x 2.57m)**



Double glazed window to front, radiator, built in cupboard, coving to ceiling and vent for air conditioning, radiator.

**Bedroom 4 12'10" x 8'0" (3.92m x 2.45m)**



Double glazed window to rear, laminated flooring, ceiling vent for air conditioning, radiator.

**Bathroom**



Three piece suite comprising a freestanding bath, vanity wash hand basin and WC. Tiled walls and flooring, frosted double glazed window to rear, heated towel rail, coving to ceiling and ceiling spotlights.

## External



The front of the property features a well-maintained lawned garden and a driveway, providing convenient off-road parking. Side gated access leads to the rear of the property.

The enclosed rear garden is thoughtfully designed and divided into two tiers. From the rear of the property, a patio area transitions to an artificial lawn, enclosed by fencing and a gate. Steps lead down to the lower terrace area, which is paved and adorned with mature shrub borders. A charming garden pond with a fountain adds a delightful touch and a gazebo provides an ideal spot for outdoor dining. This well-landscaped and tiered garden offers both aesthetic appeal and functional outdoor living spaces.

### Agents Note

Tenure - Freehold

Council Tax Band - E

Services

Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Solar Panels - These are owned outright

Air conditioning unit.

Mobile Coverage - EE. Vodafone. O2

Broadband - Ultrafast 1000 Mbps

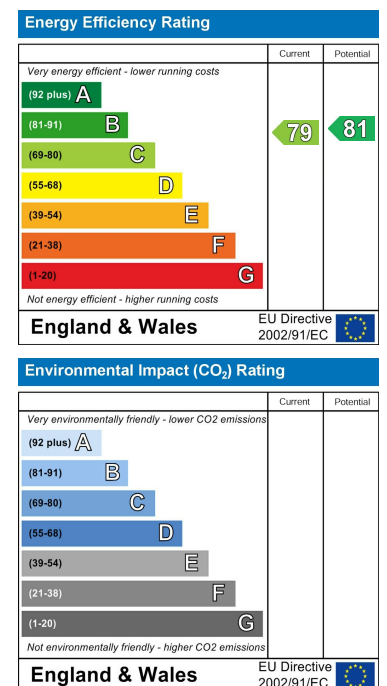
## Floor Plan



## Area Map



## Energy Efficiency Graph



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