



55 Pencaerfenni Lane, Crofty, Swansea, SA4 3SD

Offers Over £270,000

In the picturesque village of Crofty we offer for sale this charming semi detached cottage-style home. Its ideal location provides easy access to the stunning Gower beaches, as well as the bustling city centres of Swansea and Llanelli. Crofty itself boasts essential amenities, ensuring everyday needs are met with ease. From the village Post Office and shop to the inviting local pub, residents can enjoy a close-knit community atmosphere. The accommodation on the ground floor comprises a cosy lounge, complete with a fireplace for added warmth and ambiance and a bathroom for convenience. The kitchen/dining room overlooks the beautiful garden and the highlight of the kitchen/dining area is the double-sided log-burning stove. Upstairs, three bedrooms provide comfortable living spaces, while a separate WC adds practicality to the layout. Externally, the front of the property features a driveway for off-road parking. The rear garden is a haven of tranquillity, with a patio area accessible from the kitchen/dining room, ideal for outdoor dining or relaxation. A spacious lawned garden with trees and borders, completes the outdoor space, offering ample opportunities for gardening enthusiasts or simply enjoying the beauty of nature. This cottage-style home embodies the charm of countryside living while remaining close to essential amenities and recreational opportunities.

The Accommodation Comprises

Ground Floor

Lounge 23'0" x 8'5" (7.02m x 2.56m)



The lounge of this cottage-style home welcomes you through double glazed double doors, creating an inviting entrance into this charming and cosy reception room. A focal point is the gas fire nestled within a brick feature surround, adding a touch of warmth and character to the space. The ambiance is enhanced by coving along the ceiling while feature beams add rustic charm. A staircase leads to the first floor, two radiators. This lounge is a delightful retreat, perfect for relaxing evenings or intimate gatherings with friends and family.

Another Aspect Of The Lounge



Kitchen/Dining Room 20'7" x 15'9" (6.27m x 4.79m)



The kitchen/dining room of this home is a spacious and inviting area, offering delightful views of the rear garden and featuring a double-sided wood-burning stove, adding both warmth and ambiance to the space. Fitted with bespoke wall and base units, the kitchen provides ample storage and worktop space, complemented by tiled splashbacks for easy maintenance. A 1+1/2 bowl stainless steel sink unit makes meal preparation convenient. Plumbing for both washing machine and dishwasher adds practicality. Allocated space for a fridge/freezer, built-in electric oven and four-ring gas hob with an extractor hood above, facilitating effortless cooking and meal preparation, radiator. Two double glazed double doors seamlessly connect the indoor space with the picturesque rear garden, perfect for al fresco dining or enjoying the tranquillity of outdoor living. This kitchen/dining room is a versatile and welcoming hub for both culinary endeavours and social gatherings.

Another Aspect Of The Kitchen/Dining Room



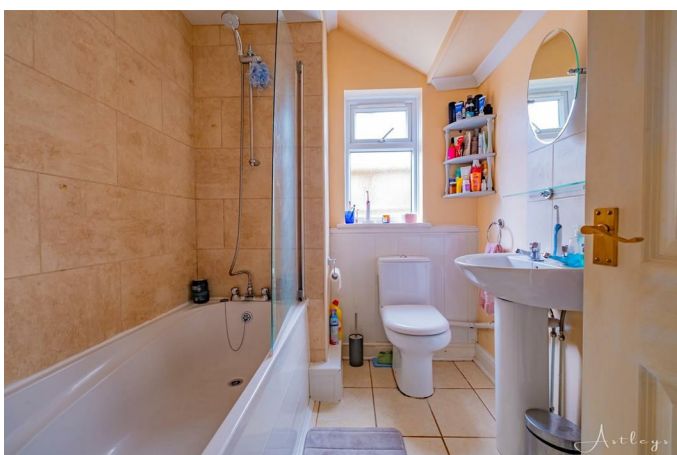
Another Aspect Of The Kitchen/Dining Room



Another Aspect Of The Kitchen/Dining Room



Bathroom



Three suite comprising bath with shower over, wash

hand basin and WC. Tiled splashbacks, frosted double glazed window to side, radiator.

First Floor

Landing

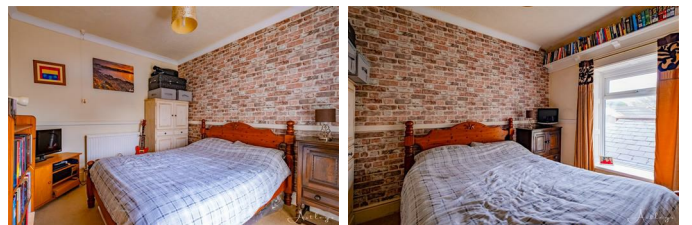
Storage cupboard, coving to ceiling, access to loft.

Bedroom 1 9'7" x 14'9" (2.93m x 4.50m)



Two double glazed windows to front and one to side, coving to ceiling, radiator.

Bedroom 2 11'0" x 9'2" (3.36m x 2.79m)



Double glazed window to rear, coving to ceiling, dado rail, radiator.

Bedroom 3 8'9" x 8'0" (2.67m x 2.43m)



Double glazed window to side, cupboard housing the boiler, coving to ceiling, ceiling spotlights, radiator.

WC



Two piece suite comprising, wash hand basin and WC.

External



This home boasts a convenient driveway for off-road parking and side gated access to the rear.

The rear garden is spacious, featuring a paved patio area and a generous expanse of lawn, complemented by mature trees and flower beds. The garden is fully

enclosed, offering privacy and a peaceful atmosphere for outdoor relaxation and enjoyment.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax - C

Services- Mains electric. Mains sewerage. Mains Gas. Mains water.

Mobile Coverage - Vodafone Three O2

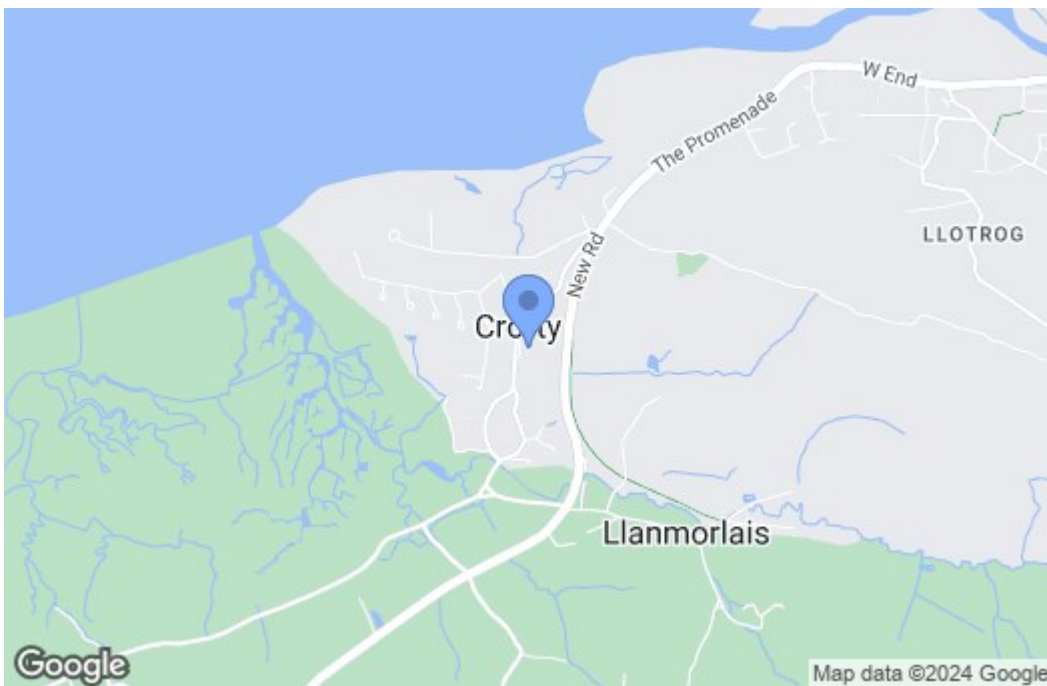
Broadband - Basic 12 Mbps Superfast 95 Mbps

Satellite / Fibre TV Availability - BT Sky

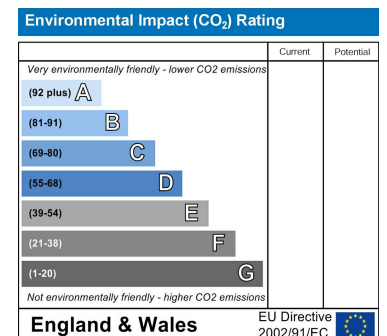
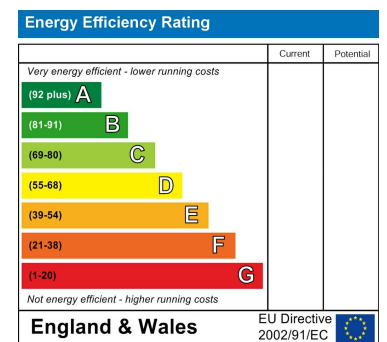
Floor Plan



Area Map



Energy Efficiency Graph



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