



## 5 Heol Pentyla, Llansamlet, Swansea, SA7 9SD

**£185,000**

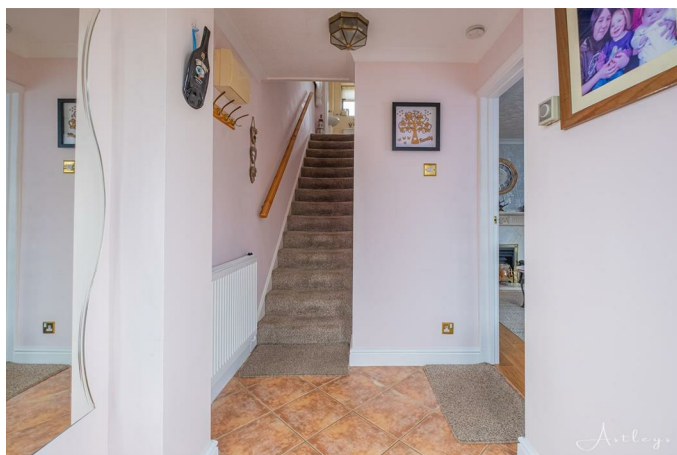
This three bedroom semi-detached family home is ideally situated near key amenities and transport links, including the M4, City Centre, Enterprise Park and schools. The ground floor boasts an entrance hall, lounge, dining area, sunroom and kitchen, the sun room an ideal spot for family gatherings and entertaining. Upstairs, three bedrooms and a bathroom provide comfortable accommodation. Outside, a block-paved driveway leads to a spacious garage, while the lovely rear garden features a decking patio, lawned area and additional decking with a pergola, perfect for outdoor relaxation. With its convenient location and desirable features, this property is an excellent choice for first-time buyers or families alike.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via door to front, double glazed windows to front and side, tiled flooring, staircase to first floor, radiator.

#### Lounge 13'2" x 13'8" (4.02m x 4.17m)

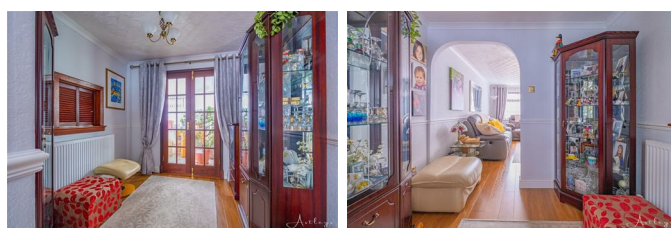


Double glazed window to front, gas fire with back boiler, dado rail, coving to ceiling, laminated flooring, radiator.

#### Another Aspect Of The Lounge



#### Dining Area 8'5" x 8'4" (2.56m x 2.55m)



Double doors leading to the sunroom, dado rail, coving to ceiling, laminated flooring, radiator.

#### Kitchen 9'11" x 8'5" (3.03m x 2.56m)



Fitted with a range of wall and base units with worktop space over, sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven and four ring electric hob with extractor hood over, glazed window to rear, tiled flooring, serving hatch to the dining area, door to the sunroom.

### Sun Room



Double glazed windows to side and rear, double glazed door leading to the garden, tiled flooring, radiator.

### First Floor

#### Landing

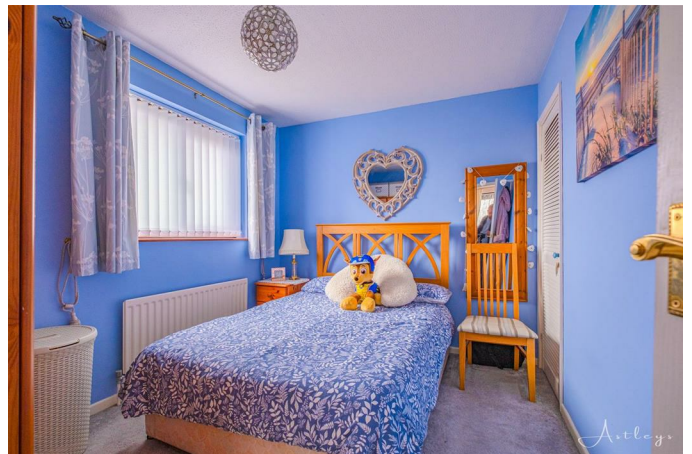
Frosted double glazed window to side, access to loft, airing cupboard housing the hot water tank.

### Bedroom 1 12'6" x 10'8" (3.81m x 3.24m)



Double glazed window to front, built-in cupboard, radiator.

### Bedroom 2 8'10" x 10'8" (2.68m x 3.24m)



Double glazed window to rear, storage cupboard, radiator.

### Bedroom 3 8'5" x 8'2" (2.57m x 2.49m)



Double glazed window to front, storage cupboard, radiator.



## Bathroom



Three piece suite comprising bath with shower attachment, wash hand basin and WC. Tiled walls, frosted double glazed window to rear.

## Garage 25'1" x 11'10" (7.65m x 3.61m)

Up and over door with double glazed window and door to rear leading to the garden, power and lighting.

## External



The exterior of this property boasts a block-paved driveway, offering convenient parking space and leading to a generously sized garage measuring 7.65m x 3.61m, equipped with power and lighting.

The rear garden is a delightful retreat, accessible from the sunroom via a decking patio great for outdoor dining. Steps lead down to a lush lawned garden, complemented by another decking area and pergola,

providing ample space for outdoor relaxation and entertaining.

## Rear Garden



## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax - C

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

Mobile Coverage - EE Vodafone Three O2

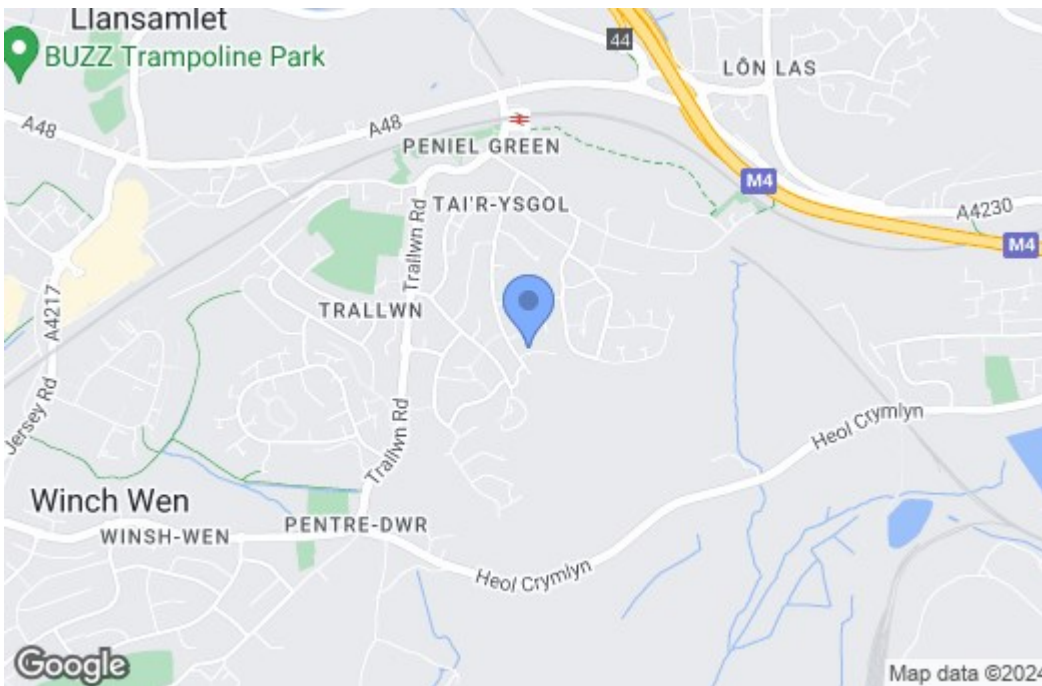
Broadband- Basic 4 Mbps Superfast 39 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability- BT Sky

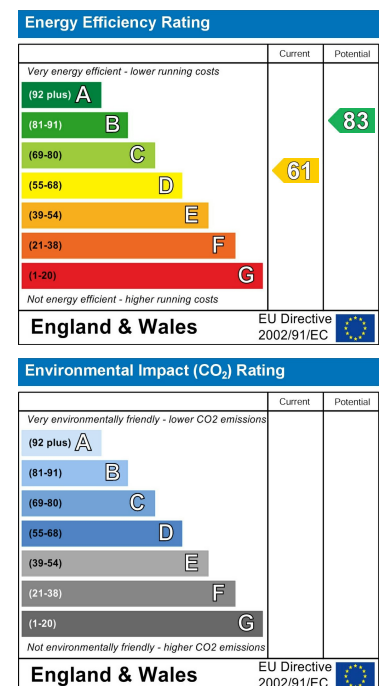
## Floor Plan



## Area Map



## Energy Efficiency Graph



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