



## 44 Penydre Road, Clydach, Swansea, SA6 5NE

**£140,000**

This three-bedroom semi-detached house could be the perfect first step onto the property ladder. The ground floor offers an entrance hall, a lounge with an open plan dining area, and kitchen. Upstairs, you will find three bedrooms and a family bathroom. The property boasts an enclosed rear garden that backs onto fields, providing a scenic view. Additionally, there are storage sheds in the garden for extra space. Located in the sought-after village of Clydach, this home benefits from a variety of local amenities and excellent links to the M4, making it ideal for commuters. Don't miss out on this opportunity to own a home.

## The Accommodation Comprises

### Ground Floor

#### Hall



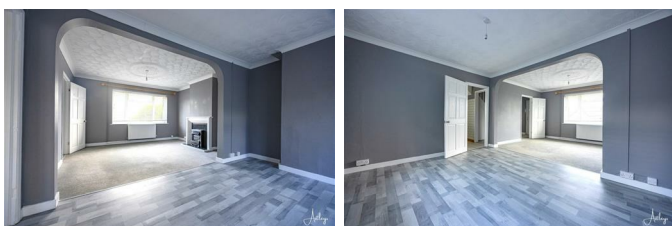
Entered via door to front, double glazed window to side, staircase to first floor, radiator.

#### Lounge 10'7" x 13'9" (3.23m x 4.20m)



Double glazed window to front, electric fire set in surround, radiator, open plan to the dining area.

#### Dining Area 10'4" x 13'9" (3.15m x 4.20m)



Double glazed window to rear, radiator.

#### Kitchen 10'4" x 6'8" (3.15m x 2.03m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for fridge/freezer, washing machine and cooker, double glazed window to side, double glazed door to rear.

### First Floor

#### Landing

Double glazed window to side, access to loft.

#### Bedroom 1 10'4" x 12'10" (3.15m x 3.92m)



Double glazed window to rear, storage cupboard, radiator.

### Bedroom 2 10'7" x 6'7" (3.23m x 2.00m)



Double glazed window to front, storage cupboard, radiator.

### Bedroom 3 7'7" x 9'3" (2.30m x 2.81m)



Double glazed window to front, storage cupboard, radiator.

### Bathroom



Three piece suite comprising bath with shower over, wash hand basin and W. Tiled splashbacks, cupboard housing the boiler, double glazed window to rear, radiator.

### External



The front of the property features a lawned garden with steps to the front door and side access to the rear. The enclosed rear garden includes an area with artificial lawn, steps to a top lawned garden with a garden shed, and backs onto fields. An alleyway from the back door leads to the side entrance, where you'll find an outside WC and two additional storage sheds.

### Rear Garden



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.

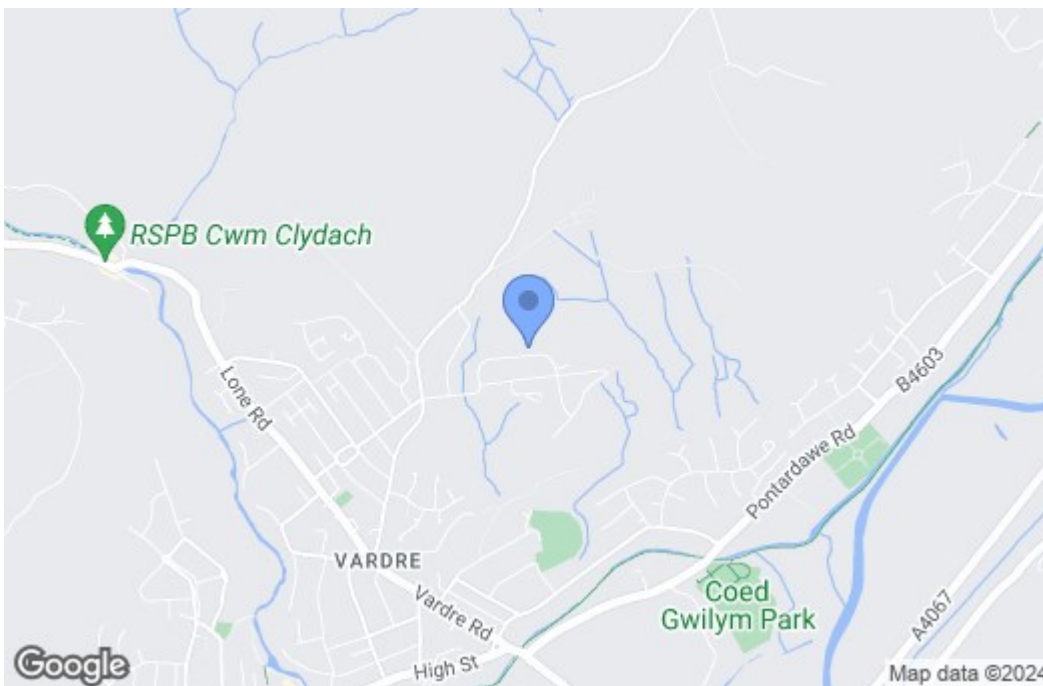
Mains water/Water Meter.

Satellite / Fibre TV Availability -BT Sky

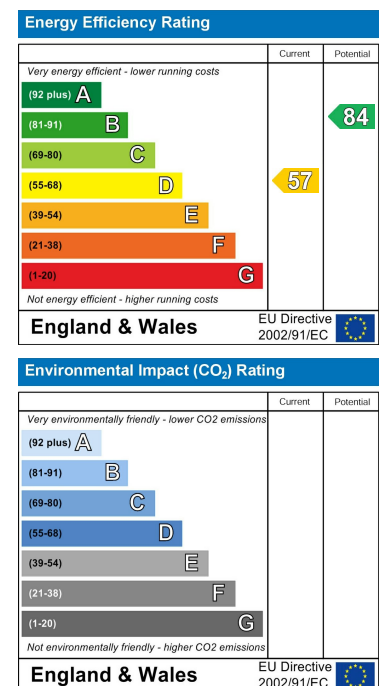
## Floor Plan



## Area Map



## Energy Efficiency Graph



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