

379 Peniel Green Road, Llansamlet, Swansea, SA7 9BU

£190,000

This three-bedroom semi-detached property, offered for sale without any onward chain, stands as an exceptional family home in the highly sought-after area of Llansamlet. Boasting a prime location near local schools, shops, and amenities, as well as excellent transport connections to Swansea City Centre, Enterprise Park, Morriston Hospital, and the M4 corridor, it ticks all the boxes for convenience and accessibility. The ground floor comprises a porch, hall, living room, dining room, and kitchen. Upstairs, three bedrooms and a convenient wet room offer comfortable accommodation. Externally, the property features a lawned area and shared drive leading to a garage at the front, while the rear presents an inviting enclosed garden with a courtyard, lawn area, and mature shrubs, ideal for outdoor relaxation and play. With its desirable location and family-friendly layout, this property represents an excellent opportunity for those seeking a perfect blend of comfort and convenience in a cherished family home.

The Accommodation Comprises

Ground Floor

Porch

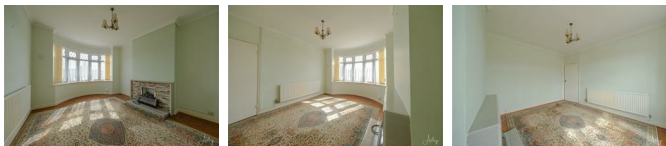
Entered via front door, tiled flooring.

Hall



Staircase leading to the first floor, understairs storage cupboard, fitted carpet, radiator.

Living Room 13'2" x 11'6" (4.02m x 3.51m)



Double glazed bay window to front, electric fire in tiled surround, woodblock flooring, radiator.

Dining Room 14'10" x 10'0" (4.53m x 3.05m)



Double glazed window to rear, fireplace, fitted carpet, radiator.

Kitchen 11'7" x 7'11" (3.53m x 2.42m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, tumble dryer, space for fridge/freezer and cooker, storage cupboard, vinyl flooring, radiator. double glazed window to side and door leading to rear garden.

First Floor

Landing



Double glazed window to side, fitted carpet.

Bedroom 1 13'2" x 11'5" (4.02m x 3.48m)



Double glazed bay window to front, fitted carpet, radiator.

Bedroom 2 14'10" x 11'3" (4.53m x 3.42m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 8'6" x 6'9" (2.60m x 2.05m)



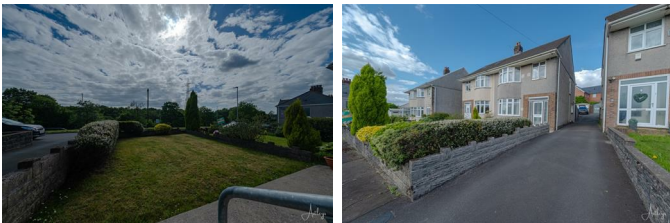
Double glazed window to front, storage cupboard, fitted carpet, radiator.

Wet Room



Comprising s shower area, wash hand basin and WC. Frosted double glazed window to rear, storage cupboard, tiled walls, vinyl flooring, radiator.

External



To the front of the property is a lawned area with shared drive to the side of the property leading to garage.

Rear Garden



To the rear of the property there is an enclosed garden with courtyard, lawned area and mature shrubs.

Aerial Images



Agents Notes

Tenure - Freehold

Council Tax - C

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

Mobile Coverage - EE Vodafone O2

Broadband - Basic 6 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

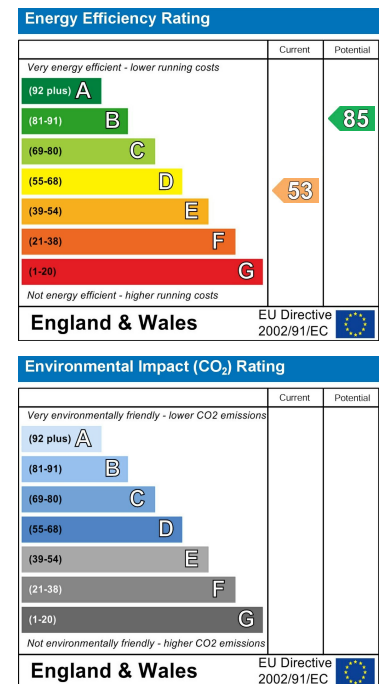
Floor Plan



Area Map



Energy Efficiency Graph



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