



## 5 Llynfa Road, Penclawdd, Swansea, SA4 3XD

**Offers Over £295,000**

Presenting a charming two-bedroom detached bungalow conveniently located in the popular coastal village of Penclawdd, Swansea, North Gower, surrounded by natural countryside beauty. With easy access to local amenities, schools and the villages of Gowerton and Three Crosses, this property is just a short drive to the M4, Swansea City Centre and the stunning Gower Peninsula.

The accommodation comprises a porch, hall, living room, kitchen, conservatory, two bedrooms, and a bathroom. Externally, to the front of the property, there is a driveway and a gravel stone courtyard, providing ample parking space and a charming entrance. To the rear of the property is a large garden featuring a patio area, a lawn and an array of flowers and mature shrubs, creating a beautiful and tranquil outdoor space.



## The Accommodation Comprises

### Porch

Entered via front door, tiled flooring.

### Hall



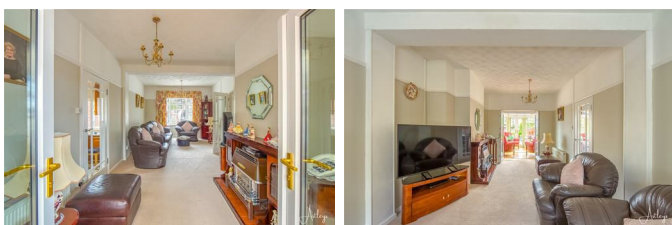
Upon entering through the porch, you are greeted by a welcoming hall featuring a fitted carpet and a radiator, creating a cosy and inviting atmosphere.

### Living Room 22'3" x 11'0" (6.77m x 3.36m)



The lounge features a double glazed bay window to the front, allowing ample natural light to flood the room. It includes a gas fire with a wooden surround, fitted carpet and two radiators, creating a warm and inviting space.

### Another Aspect Of The Living Room



### Kitchen 16'4" x 5'10" (4.97m x 1.77m)



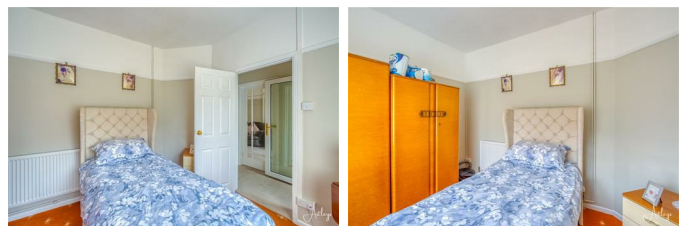
The kitchen is fitted with a matching range of wall and base units and includes a 1+1/2 bowl sink unit. There is space for a fridge/freezer and plumbing for a washing machine and tumble dryer. The room is brightened by double glazed windows to the front and side, along with two skylights, tiled flooring and radiator.

### Conservatory



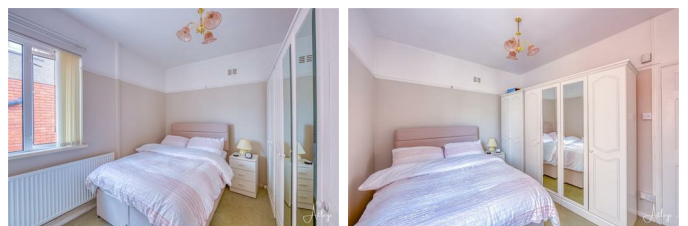
Half brick construction with double glazed windows to side and rear, double doors leading to rear garden, laminate flooring.

### Bedroom 1 10'0" x 11'0" (3.06m x 3.35m)



Double glazed window to front, fitted carpet, radiator.

### Bedroom 2 11'5" x 9'1" (3.47m x 2.78m)



Double glazed window to side, fitted carpet, radiator.

## Bathroom



The bathroom is fitted with a three-piece suite, comprising a bath with a shower over, a wash hand basin, and a WC. It features a frosted double glazed window to the rear, a storage cupboard, tiled walls and floor and a radiator.

## External

To the front of the property, there is a driveway and a gravel stone courtyard, providing ample parking space and a charming entrance

## Rear Garden



To the rear of the property is a large garden featuring a patio area, a lawn, and an array of flowers and mature shrubs, creating a beautiful and tranquil outdoor space.

## Another Aspect Of The Rear Garden



## Ariel Views



## Agents Notes

Leasehold Lease Start Date 30 Jul 1956 End Date 25 Mar 2955

Lease Term 999 years from 25 March 1956

Lease Term Remaining 931 years

Council Band - D

Services - Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile Coverage - EE Three Vodafone O2

Broadband - Basic 16 Mbps Superfast 66 Mbps

Satellite / Fibre TV Availability - BT Sky

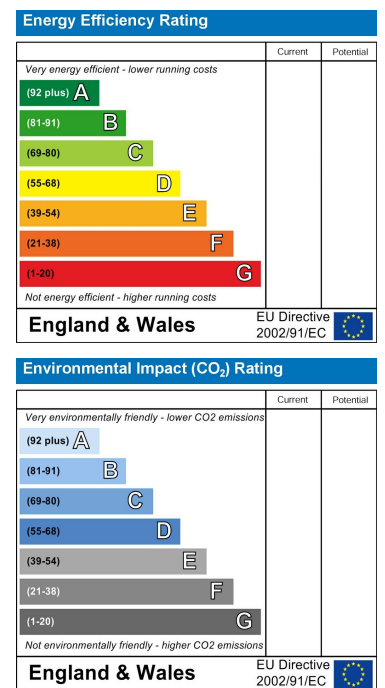
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.