



2 Llynfa Road, Penclawdd, Swansea, SA4 3XD

£550,000

We are delighted to present this beautifully presented detached property, offering 1,872.92 square feet of living space and located in the highly sought after coastal village of Penclawdd, Swansea, North Gower. Nestled near the Loughor estuary and surrounded by stunning countryside, this home provides easy access to local schools, amenities, and the nearby villages of Penclawdd, Gowerton, and Three Crosses. It's also just a short drive to Swansea City Centre, the M4, and the breathtaking Gower Peninsula. The ground floor boasts a well-designed layout, featuring an inviting hall, a spacious living room, and a modern kitchen/diner with bi-fold doors opening to the rear garden, as well as a convenient WC. The first floor offers three double bedrooms, including a master bedroom with a walk-in wardrobe and en-suite shower room. A generously sized attic room occupies the second floor, providing additional versatile space. Externally, the front of the property includes a driveway with parking for up to three cars. To the rear, a large enclosed garden awaits, complete with a patio area, a well-maintained lawn, and an array of mature shrubs and flowers, perfect for outdoor enjoyment.

The Accommodation Comprises

Ground Floor

Hall



Upon entering through the front door, you are greeted by a welcoming hall featuring a staircase that leads to the first floor. The hall is brightened by a frosted double-glazed window to the side. The space is elegantly finished with wooden flooring and includes a radiator for warmth and comfort.

Living Room 25'2" x 11'7" (7.67m x 3.53m)



The room features a charming double-glazed bay window at the front, complemented by a cosy log burner with an elegant surround. Additional natural light streams in through a double-glazed window to the side, Radiator and boasts stylish wooden flooring. An internal bi-fold door provides a seamless transition to the Kitchen/Diner.

Another Aspect Of The Living Room



Kitchen/Dining Room 18'3" x 18'1" (5.55m x 5.50m)



This modern and stylish kitchen boasts a comprehensive range of wall and base units with ample worktop space. It features a 1+1/2 bowl stainless steel sink, built-in dishwasher, eye level oven, gas hob with extractor fan over with space allocated for a fridge/freezer. The central island provides additional storage and includes an integrated washing machine and tumble dryer. Natural light is filtered through two frosted double glazed windows to the side, and a bi-fold door opens to the rear garden. The space is finished with elegant tiled flooring.

Another Aspect Of The Kitchen/Diner



Another Aspect Of The Kitchen/Diner



WC



Fitted with a stylish two-piece suite comprising a wash hand basin and a WC. A frosted double-glazed window to the side and finished with elegant tiled flooring.

First Floor

Landing

Frosted double glazed window to side, staircase leading to second floor, storage cupboard, fitted carpet, radiator.

Master Bedroom 11'5" x 12'6" (3.48m x 3.80m)



The room features a double-glazed window to the rear, door to the en-suite and a sliding door leading to the walking wardrobe which is fitted throughout with a large hanging area, numerous shelves at height and lower levels, drawers and shoe racks.

Another Aspect Of The Mast Bedroom

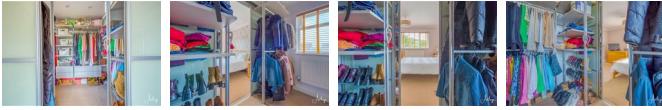


En-suite Shower Room



The bathroom is fitted with a modern three-piece suite comprising a shower cubicle, a wash hand basin, and a WC. A frosted double-glazed window to the rear, tiled walls and flooring.

Walk-in Wardrobe



Double glazed window to side, fitted carpet, radiator.

Bedroom 2 12'2" x 11'3" (3.72m x 3.42m)



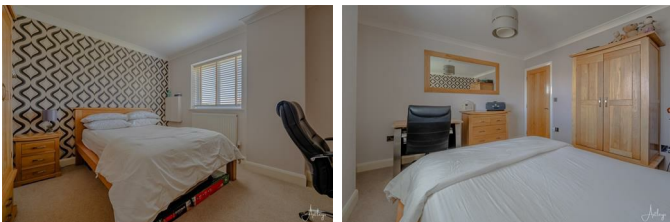
Double glazed window to front, fitted carpet, radiator.

WC



Fitted with a sleek two-piece suite featuring a wash hand basin and WC. A frosted double-glazed window to the front. The room includes a heated towel rail and is finished with stylish tiled flooring

Bedroom 3 12'3" x 11'7" (3.74m x 3.53m)



Double glazed window to side, fitted carpet, radiator.

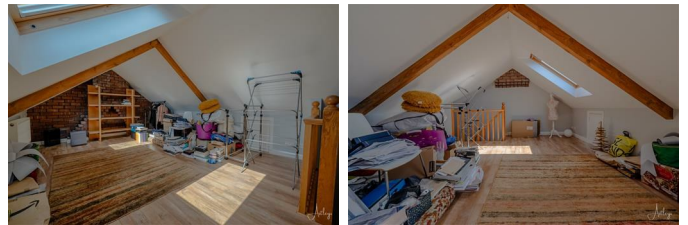
Bathroom



The bathroom is fitted with a four-piece suite comprising a bath with a shower attachment, a wash hand basin, shower cubicle and a WC. A frosted double-glazed window to the side, tiled flooring and radiator.

Second Floor

Attic Room



The room features two skylights to the rear, filling the space with natural light. Additionally, there is convenient storage space in the eaves, maximizing functionality and organization.

External

To the front of the property there is a driveway.

Rear Garden



To the rear of the property, you will find a generously sized enclosed garden featuring a patio area, a well-maintained lawn and mature shrubs and flowers.

Additionally, there is a large wooden workshop situated at the bottom of the garden, providing ample storage space.

Workshop 10'5" x 23'6" (3.20m x 7.18m)

Two double glazed windows to front, electrics in workshop.

Another Aspect Of The Rear Garden



Ariel Views



Agents Notes

Freehold

The seller has advised us that there is an expired full planning approval for a single story rear extension (Orangery – planning application 2018/2537/FUL) – expire in January 2024.

Council Band - Council Tax Band - F Annual Price: £2,915

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

Mobile Coverage - EE Three Vodafone O2

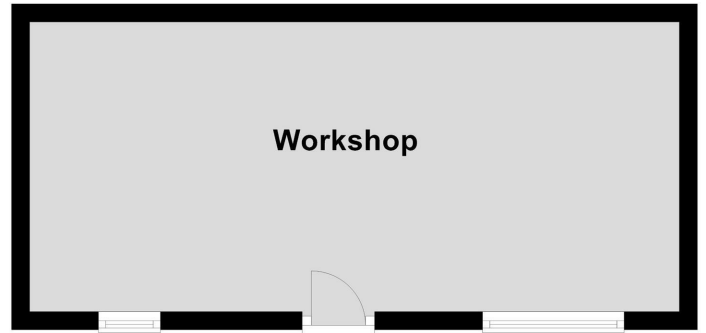
Broadband - Basic 16 Mbps Superfast 66 Mbps

Satellite / Fibre TV Availability - BT Sky

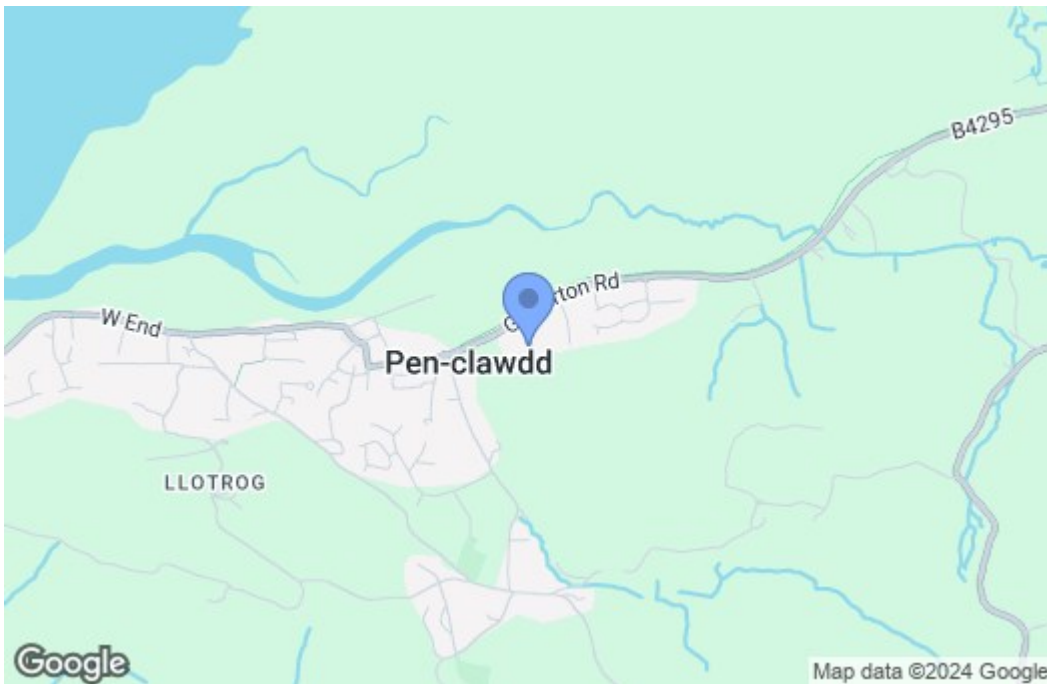
Floor Plan



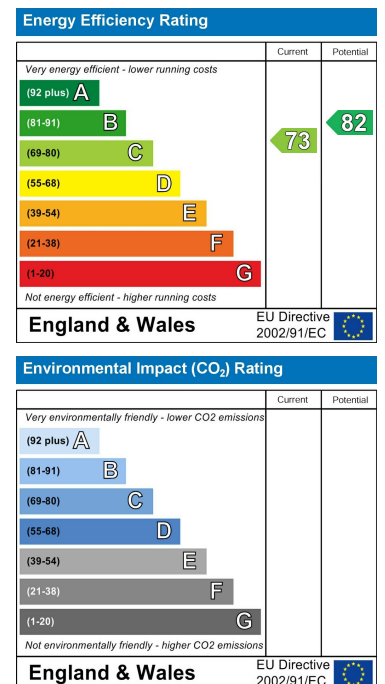
Workshop



Area Map



Energy Efficiency Graph



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