



94 Penygraig Road, Townhill, Swansea, SA1 6JZ

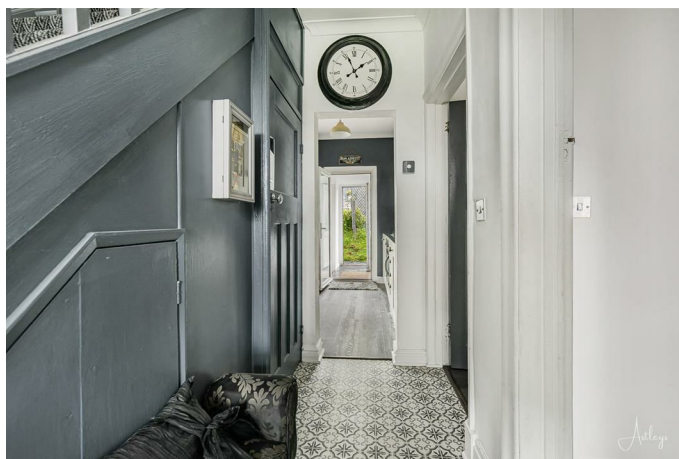
Offers Over £200,000

This three-bedroom detached property boasts outstanding views of Swansea Bay from the front and is ideally situated close to local schools, shops and amenities. With excellent transport links to Swansea City Centre, the Train Station, and Swansea University, it offers both convenience and comfort. The ground floor comprises a hall, lounge, dining room, kitchen, utility room, and WC. Upstairs, there are three bedrooms and a bathroom. The generously sized, tiered garden features a decked sitting area with gravelled stones, a well-maintained lawn, additional decking areas with stunning views, and off-road parking. This versatile outdoor space is perfect for relaxation and entertaining.

The Accommodation Comprises

Ground Floor

Hall



Upon entering through the front door, you are greeted by a staircase leading to the first floor. The area is naturally lit by a double-glazed window at the front, creating a bright and welcoming atmosphere. The space also features two understairs storage cupboards, offering practical storage solutions and a radiator.

Lounge 11'2" x 13'0" (3.40 x 3.96)



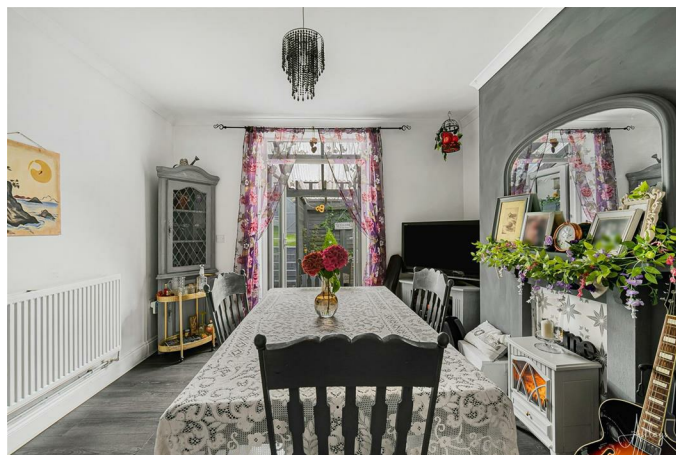
The room is highlighted by a double-glazed bay window at the front, allowing ample natural light to fill the space. A charming fire surround adds a touch of character and warmth, complemented by a coved ceiling that enhances the room's classic appeal and a radiator.

Dining Room 12'0" x 12'0" (3.67 x 3.65)



Double glazed French doors to the rear garden, coved ceiling, radiator.

Another Aspect Of The Dining Room



Kitchen 8'9" x 7'5" (2.66 x 2.27)



The kitchen is tastefully fitted with Shaker-style wall and base units, topped with a sleek worktop. It features an inset sink with a drainer and mixer tap, providing both functionality and style. Integrated appliances include an electric oven and a gas hob with an extractor hood above, ideal for modern cooking. A double-glazed window to the side brings in natural light, while a glazed uPVC door leads to the utility room. The space is finished with tiled walls and durable laminate flooring.

Utility Room 4'9" x 5'10" (1.45 x 1.79)

Double glazed window and uPVC door to the rear, plumbed for washing machine.

WC

Frosted double glazed window to the rear, low level w/c and wash hand basin.

First Floor

Landing



Double glazed window to the side, covered ceiling.

Bedroom 1 11'2" x 12'11" (3.40 x 3.93)



This room features a double-glazed bay window at the front, offering beautiful views and filling the space with natural light. The covered ceiling adds an elegant touch, while fitted carpet provides comfort underfoot and a radiator.

Bedroom 2 11'11" x 12'11" (3.64 x 3.93)



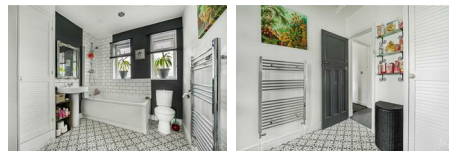
Double glazed windows to the side and rear, covered ceiling, radiator.

Bedroom 3 7'10" x 6'6" (2.39 x 1.99)



Double glazed window to the front, covered ceiling, radiator.

Bathroom



The bathroom is equipped with a white three-piece suite, including a panelled bath with an overhead shower and screen, a low-level WC and a pedestal wash hand basin. Two frosted double-glazed windows at the rear provide privacy while allowing natural light. The room features part-tiled walls for easy maintenance and a polished look. There are two convenient storage cupboards, one of which houses the gas combination boiler. The space is completed with a chrome towel radiator, adding a modern touch.

External

Rear Garden



The garden is generously sized and tiered, offering a

variety of outdoor spaces to enjoy.

A decked sitting area provides a perfect spot for relaxation, leading down to a well maintained lawn and additional decking areas with stunning views, ideal for outdoor dining or entertaining there is also a lean to garden shed.

The property also benefits from off-road parking, adding convenience to this versatile outdoor space.

Another Aspect Of The Rear Garden



Aerial Images



Aerial Images



Agents Notes

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

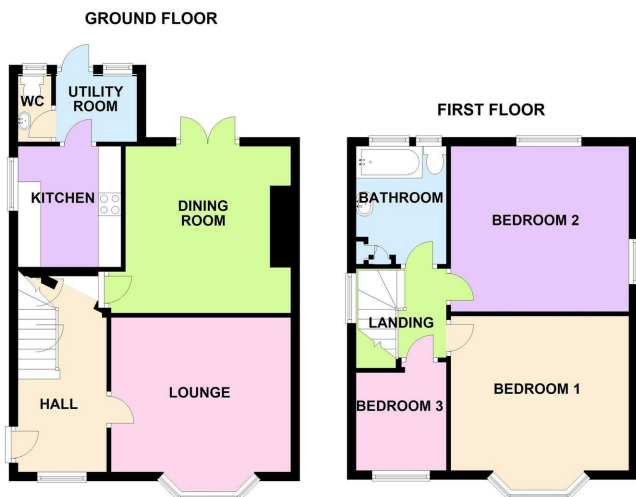
Mains water/Water Meter.

Mobile coverage - EE Vodafone Three O2

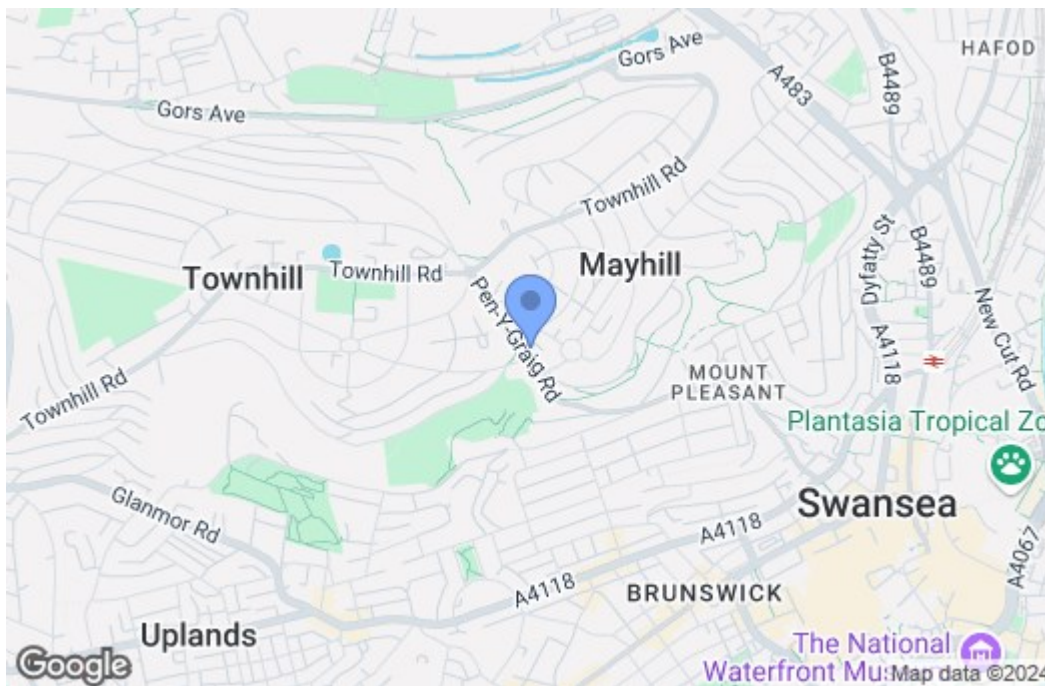
Broadband - Basic 8 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

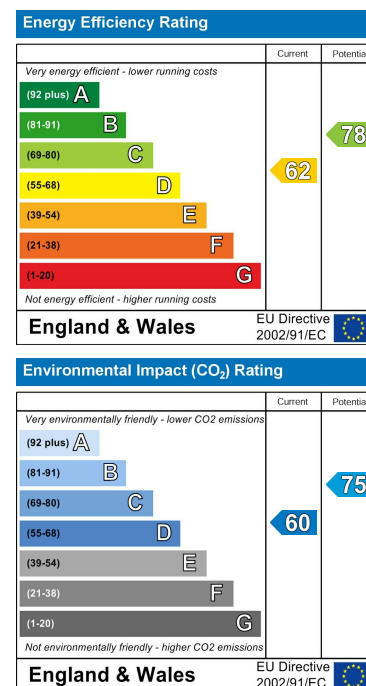
Floor Plan



Area Map



Energy Efficiency Graph



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