



## 2 Parc Penderi

Penllergaer, Swansea, SA4 9DJ

Nestled in the sought after area of Parc Penderi, Penllergaer, this semi detached townhouse is waiting to be discovered. With four bedrooms spread over three floors, this property offers a spacious and comfortable living space that is perfect for families. As you step into the entrance hall, you are greeted by the living room that seamlessly flows into the rear garden through double doors, creating a lovely indoor-outdoor connection. The kitchen/dining room is perfect for hosting family meals or social gatherings, while a convenient WC on the ground floor adds practicality to daily living. Venturing to the first floor, you'll find three inviting bedrooms and a family bathroom, providing ample space for relaxation and privacy. The top floor is dedicated to the primary bedroom, offering a peaceful retreat with its own en-suite shower room. Externally, the property boasts a front garden, off road parking and a garage. The enclosed rear garden is a delightful space featuring a patio, artificial lawn, decked steps leading to a raised decking area, and a further lawn space,

**£240,000**

# 2 Parc Penderi

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- Well presented, three-storey, four bedroom townhouse
  - Ground floor features a hall, living room with garden access, kitchen/dining room, and WC
  - Separate garage with off-road parking
- Sought after location in Parc Penderri, Penllergaer
  - First floor includes three bedrooms and a family bathroom
  - Easy access to the M4 with transport links to Carmarthen, Swansea, and Cardiff
- Close to Penllergaer Woods, local schools, amenities, and retail park
  - Second floor dedicated to the primary bedroom with en-suite shower room

## The Accommodation Comprises

### Ground Floor

#### Hall

#### Living Room

8'6" x 16'1" (2.58m x 4.91m)

#### Another Aspect Of The Living Room

#### Kitchen/Dining Room

13'6" x 9'3" (4.12m x 2.82m)

#### Another Aspect Of The Kitchen/Dining Room

#### WC

### First Floor

### Landing

#### Bedroom 2

12'4" x 8'10" (3.77m x 2.70m)

#### Bedroom 3

9'7" x 8'10" (2.93m x 2.70m)

#### Bedroom 4

7'9" x 6'7" (2.36m x 2.00m)

#### Bathroom

### Second Floor

### Landing

#### Master Bedroom

21'3" x 9'1" (6.47m x 2.76m)

## Another Aspect Of The Master Bedroom

### En-suite Shower Room

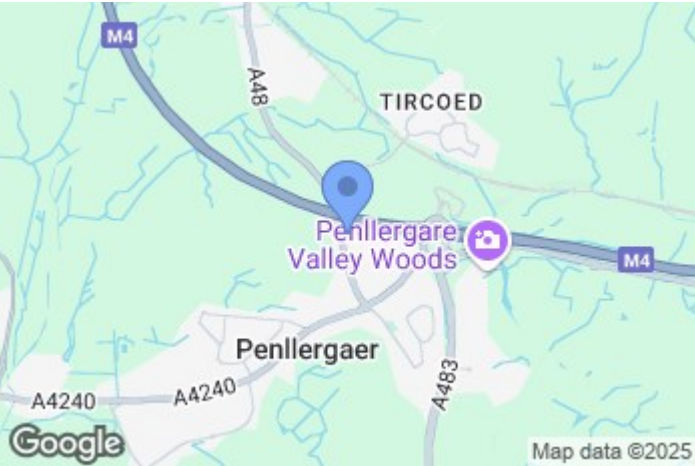
### External

### Rear Garden

### Rear Garden

### Aerial Images

### Agents Note

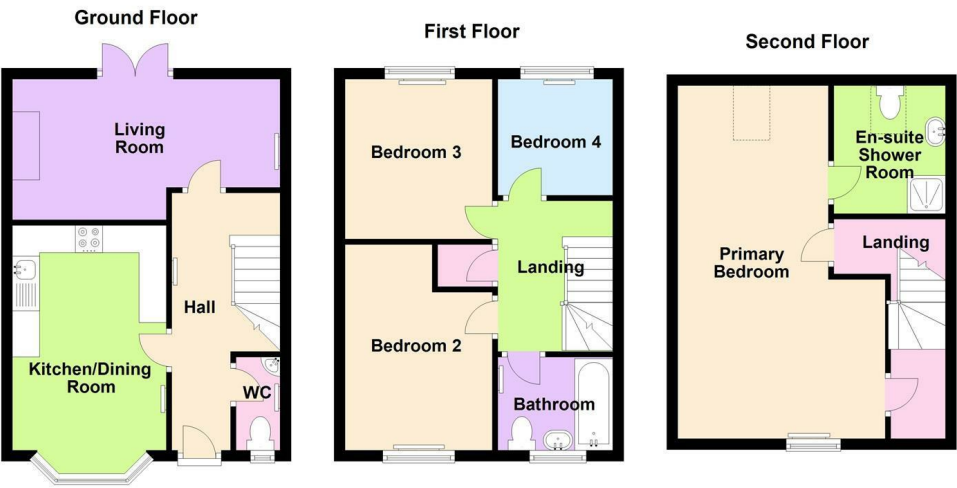


## Directions





Floor Plan



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