



53 Parc Llydan, Pennard, Swansea, City & County Of Swansea, SA3 2DX

Offers Over £500,000

Situated at the sought-after Hedgerows estate in Pennard, and sold with no onward chain, this delightful four-bedroom detached family home exemplifies modern luxury living and boasts open countryside views to the rear of the property.

Built in 2021, the property offers a perfect blend of comfort, style, and functionality, ideal for families seeking tranquility and convenience.

With a contemporary design, the residence is perfectly suited to being a family home, offering a spacious open-plan living/kitchen/dining room whilst a separate living room and study add versatility to lifestyle needs. Convenience is paramount with a downstairs cloakroom and an en-suite to the principal bedroom.

Hallway



Entered via composite door to front. Stairs to first floor. Doors to living room, study, cloakroom and kitchen/dining room. Under-stairs storage cupboard. Radiator. Tiled floor.

Living Room 10'10" x 16'4" (3.31m x 5.00m)



Double glazed patio doors to rear. Radiator. Spotlights.

Living Room



Study 10'9" x 5'11" (3.30 x 1.82)



Double glazed windows to front. Radiator.

Study

Open Plan Kitchen/Dining Room 22'8" x 12'6" (6.93 x 3.83)



Double glazed windows to front, side and rear. Frosted double glazed door to side. A beautifully appointed kitchen, fitted with a range of base and wall units, running work surface incorporating a ceramic sink. Integral five ring Zanussi gas hob with extractor hood over. Integral fridge/freezer. Integral Zanussi oven & grill. Integral dishwasher. Integral washer/dryer. Two radiators. Tiled floor. Spotlights

Open Plan Kitchen/Dining Room



Open Plan Kitchen/Dining Room



Open Plan Kitchen/Dining Room



Cloakroom 4'11" x 4'1" (1.5 x 1.25)



Frosted double glazed window to rear. Low level W.C. Wash hand basin. Tiled floor. Radiator.

Landing



Radiator. Doors to bedroom one, two, three and four. Door to bathroom. Airing cupboard Access to loft.

Bedroom One 13'1" x 10'10" (3.99 x 3.32)



Double glazed windows to front. Radiator. Door to en-suite. Fitted wardrobes.

Bedroom One



En-Suite 6'9" x 3'10" (2.06 x 1.19)



Frosted double glazed window to front. Low level W.C. Wash hand basin. Corner shower cubicle. Tiled floor & part tiled walls. Chrome heated towel rail.

Bedroom Two 13'1" x 10'10" (3.99 x 3.32)



Double glazed windows to front. Radiator.

Bedroom Two



Bedroom Three 10'11" x 9'3" (3.33 x 2.82)



Double glazed windows to rear offering pleasant countryside views. Radiator.

Bedroom Four 9'3" x 8'11" (2.82 x 2.73)



Double glazed windows to rear offering pleasant countryside views. Radiator.

Bathroom 7'7" x 5'8" (2.32 x 1.75)



Frosted double glazed window to rear. Bathtub with shower over, Low level W.C. Wash hand basin. Tiled floor and walls. Chrome heated towel rail.

Rear Garden



With unobstructed countryside views, the rear garden is mainly laid to lawn with the addition of a patio area.

Front Garden



Driveway Parking for two vehicles leading to garage. Side access.

Aerial



Views



Aerial



Views

Area



Aerial



Area

Ask The Agents
Where do I go when I need.....



Groceries?
Pennard Stores
Linkside Stores



Beach?
Three Cliffs Bay



Walks?
Cliff Walks To Three Cliffs Bay,
Forming Part Of The Wales Coast Path



Schools?
Pennard Primary School
Bishopston Comprehensive School



Coffee?
Three Cliffs Coffee Shop



Pub?
The Southgate Club

Services

Mains Gas

Mains Electric

Mains Water

Mains Sewerage

Phone Signal available with O2 and Vodafone

Ultrafast broadband available

Service Charge

Tenure: Freehold

A service charge of £624 per annum is payable.
Managing agent - Coastal Housing Group who maintain
the common areas on the development

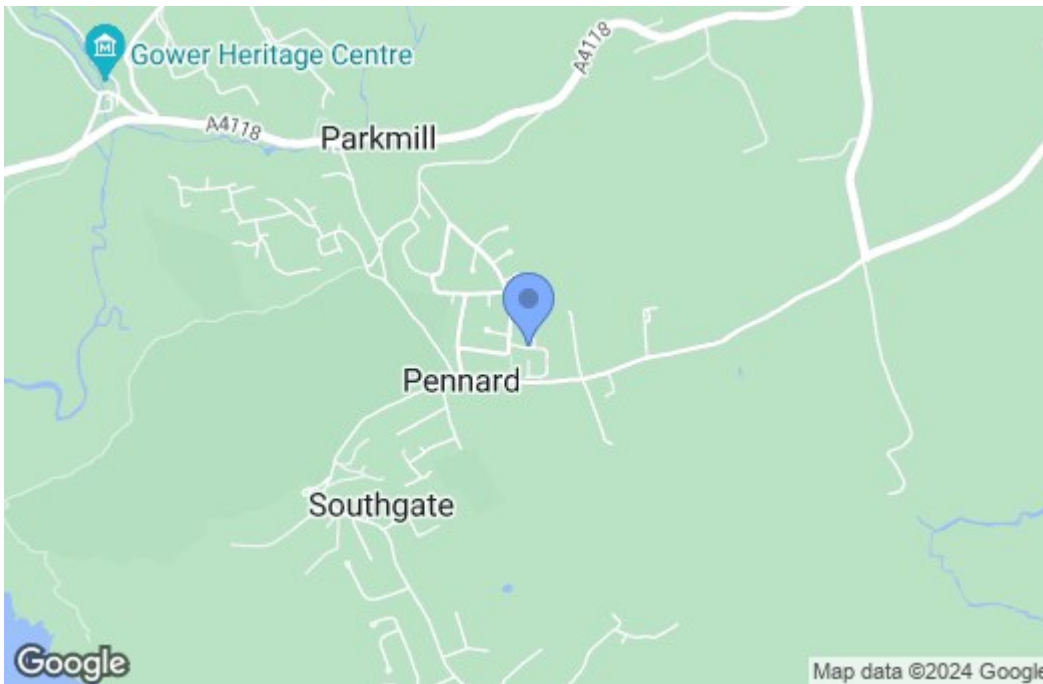
Floor Plan



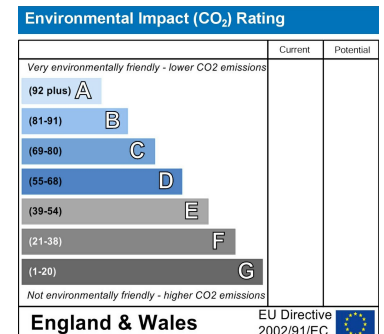
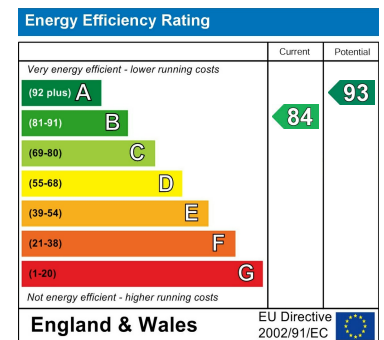
Total area: approx. 127.4 sq. metres (1371.6 sq. feet)

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Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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