



62a Pennard Drive, Southgate, Swansea, City & County Of Swansea, SA3 2DN

£325,000

Introducing a charming three-bedroom semi-detached property nestled in the serene locale of Southgate. With a generous floor area spanning 1068.20 square feet and set upon a plot of 0.07 acres, this residence offers a delightful fusion of comfort and convenience.

Nestled within walking distance of the picturesque Three Cliffs Bay and Pennard Cliffs, this home presents an idyllic retreat for those who appreciate the beauty of nature.

Upon entering, you are greeted by a welcoming hallway that leads to the various living spaces on the ground floor. The ground floor accommodation includes a convenient cloakroom, a cozy lounge perfect for relaxation, a dining room ideal for gatherings, and a kitchen catering to culinary endeavors.

Entrance

Via a frosted glazed hardwood door with frosted glazed side panel into the hallway.

Hallway



With stairs to the first floor. Radiator. Tiled floor. Door to the cloakroom. Door to the lounge. Door to the kitchen.

Cloakroom 3'0" x 6'2" (0.915 x 1.901)

With a frosted double glazed window to the front. W/C. Wash hand basin. Tiled floor. Radiator.

Lounge 12'6" x 14'3" (3.828 x 4.346)



With a set of double glazed windows to the front. Opening to the dining room. Gas fire set on slate hearth.

Lounge



Lounge



Dining Room 10'4" x 10'7" (3.162 x 3.230)



With a set of double glazed French patio doors to the rear garden. Door to the kitchen. Radiator.

Dining Room



Kitchen 12'1" x 14'9" (3.708 x 4.501)



With a Velux roof window to the side. Double glazed window to the front. Set of double glazed windows to the rear. Double glazed PVC door to the rear. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven & grill. Plumbing for washing machine. Space for dishwasher. Space for fridge/freezer.

Kitchen



Kitchen



First Floor

Landing



With a double glazed window to the front. A door to the shower room. Door to airing cupboard. Doors to bedrooms. Loft access.

Shower Room 5'11" x 7'9" (1.813 x 2.379)



With a set of frosted double glazed windows to the rear. Suite comprising; large walk in shower. W/C. Wash hand basin. Radiator.

Shower Room



Bedroom One 12'3" x 12'2" (3.746 x 3.718)



With a set of double glazed windows to the rear.
Radiator.

Bedroom One



Bedroom Two 12'6" x 12'11" (3.821 x 3.960)



With a set of double glazed windows to the front.
Radiator.

Bedroom Two



Bedroom Three 9'11" x 7'10" (3.024 x 2.388)



With a set of double glazed windows to the front Radiator.

Bedroom Three



External

Front

You have private driveway parking for one vehicle leading to the detached garage. Lawned garden.

Another Aspect



Another Aspect



Rear

You have a decked seating area with ample room for tables and chairs. Gravelled garden. Side access.

Rear Garden



Rear Garden



Rear Aspect



Garage 17'7" x 8'7" (5.381 x 2.634)

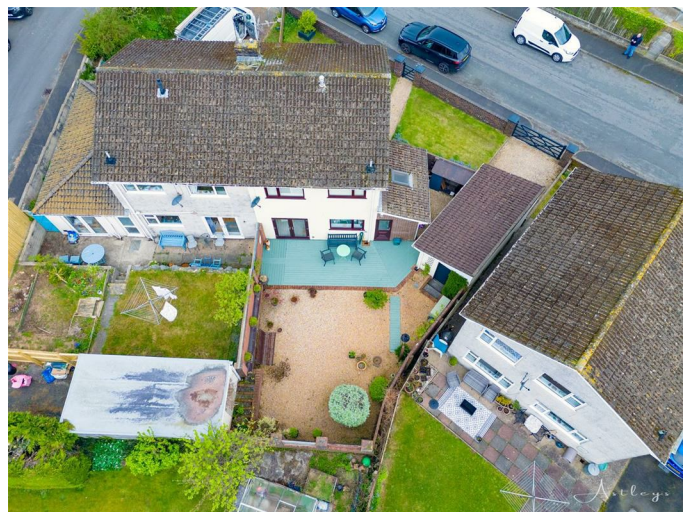
With an 'up & over' door. Power and light. Door to the rear.

Aerial Aspect



Aerial Aspect

Aerial Aspect



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

Flooding from surface water and small watercourses
Risk greater than 3.3% chance each year

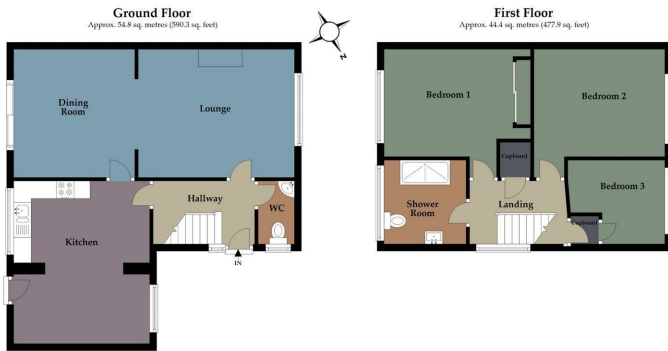
Council Tax Band

Council Tax Band - E

Tenure

Freehold.

Floor Plan



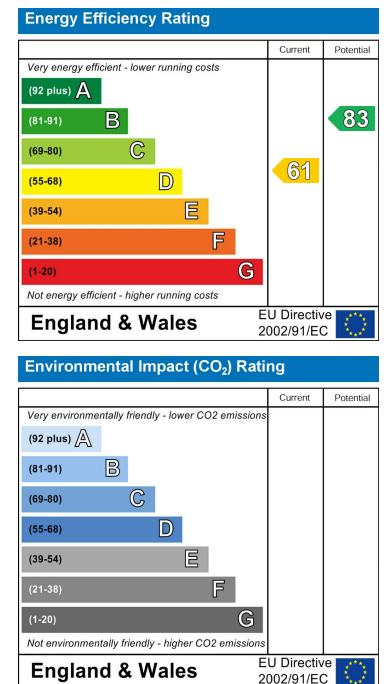
Total area: approx. 99.2 sq. metres (1068.2 sq. feet)

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Area Map



Energy Efficiency Graph



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