



## 16 Pennard Drive, Southgate, Swansea, City & County Of Swansea, SA3 2BL

**£325,000**

Nestled in the ever-popular and desirable location of Pennard, Gower, this charming three-bedroom semi-detached family home with attic and garage is perfect for those seeking a tranquil lifestyle in one of South Wales' most beautiful coastal regions.

Accommodation Overview:

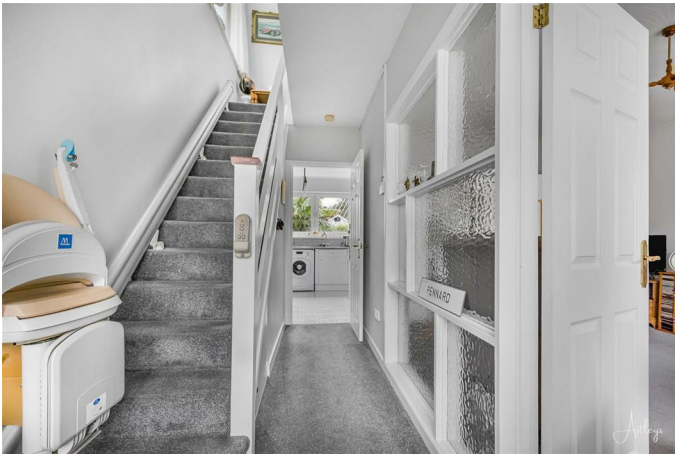
Upon entering, you are welcomed by a bright hallway leading to the lounge, ideal for relaxation and entertaining. Adjacent is a separate dining room, perfect for family meals and gatherings, and a well-appointed kitchen that offers plenty of workspace. A convenient cloakroom rounds out the ground floor.

## Entrance



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

## Hallway



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

## Lounge 14'3" x 12'0" (4.362 x 3.675 )



With a set of double glazed windows to the front. Electric fire set on marble hearth with marble surround. Set of doors to the dining room.

## Lounge



## Lounge

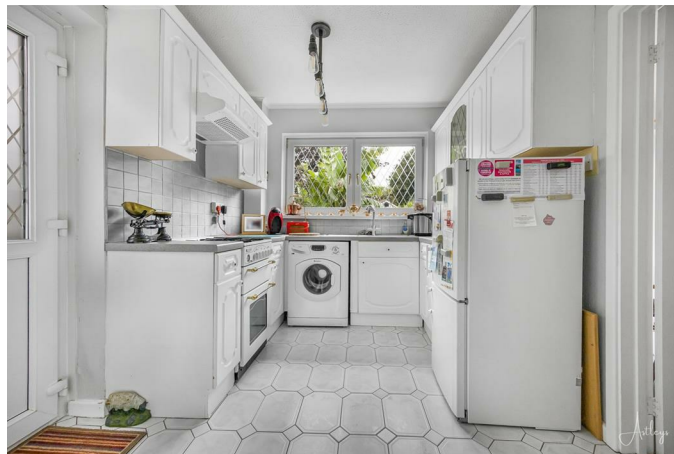


## Dining Room 9'11" x 9'5" (3.032 x 2.873 )



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

## Kitchen 10'0" x 8'3" (3.049 x 2.526 )



With a set of double glazed windows to the rear. Frosted double glazed PVC door to the side. Door to the w/c. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Tiled floor. Radiator.

## Kitchen

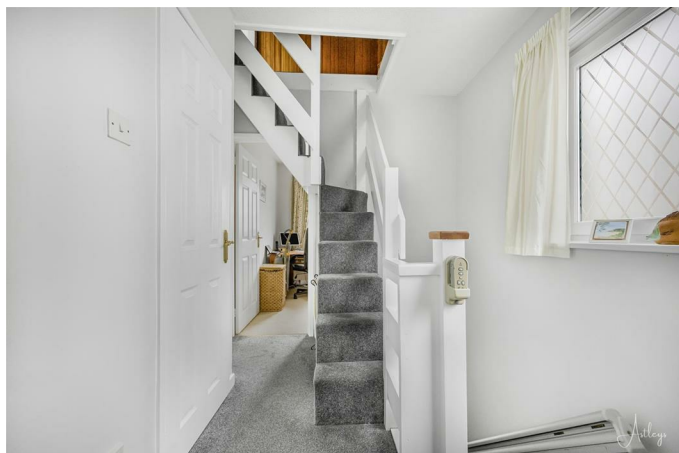


## W/C

W/C. Wash hand basin.

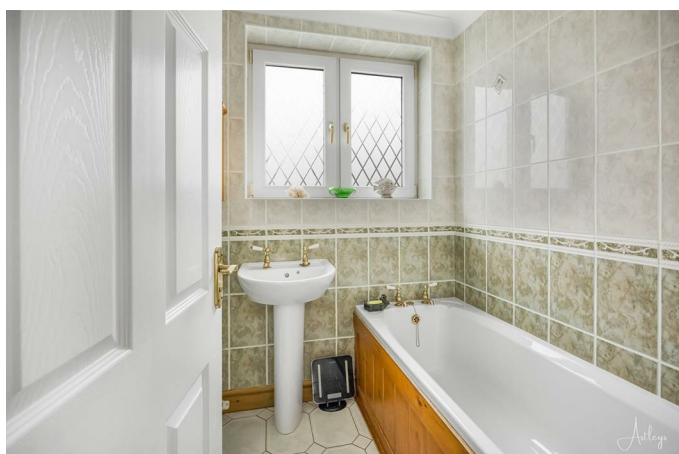
## First Floor

## Landing



With a set of frosted double glazed windows to the side. Door to the airing cupboard. Door to the bathroom. Doors to bedrooms. Stairs to the attic. Radiator.

## Bathroom 5'8" x 7'11" (1.744 x 2.434 )



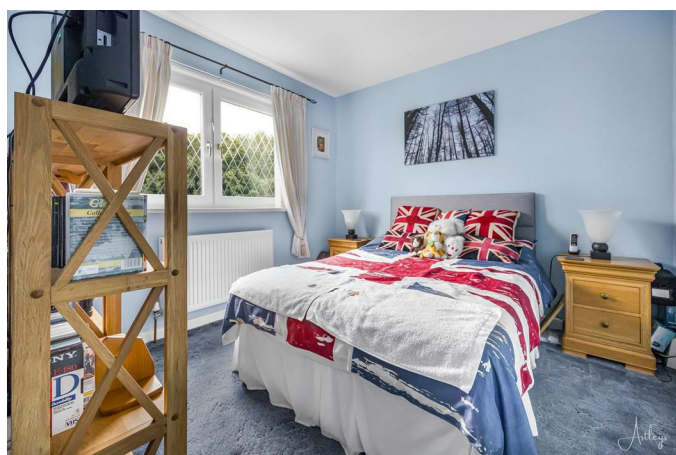
With a set of frosted double glazed windows to the rear. Suite comprising; bathtub. Corner shower cubicle. W/C. Wash hand basin. Tiled floor. Tiled walls. Spotlights.

## Bedroom One 10'4" x 15'5" (3.166 x 4.722 )



With a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

## Bedroom Two 11'4" x 10'3" (3.470 x 3.143 )



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

### Bedroom Three 9'0" x 7'11" (2.748 x 2.426 )



With a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

### Second Floor

#### Attic 18'1" x 10'3" (5.537 x 3.131 )

With two Velux roof windows to the rear. Doors to eaves storage.

### External

#### Front

You have side access to the rear. Low maintenance garden home to a seating area. Flowers and shrubs.

### Another Aspect



### Aerial Aspect



### Aerial Aspect



## Aerial Aspect



## Rear

You have a raised seating area with ample room for tables and chairs. Raised decked seating area. Garden pond. Gated access to the rear lane.

## Rear Garden



## Rear Garden



**Garage 17'10" x 8'2" (5.440 x 2.494 )**



Via an electric 'up & over' door. Power and light.

## Agents Note

The property benefits from having solar panels.

## Services

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

## Council Tax Band

Council Tax Band - E

## Tenure

Freehold.

## Floor Plan



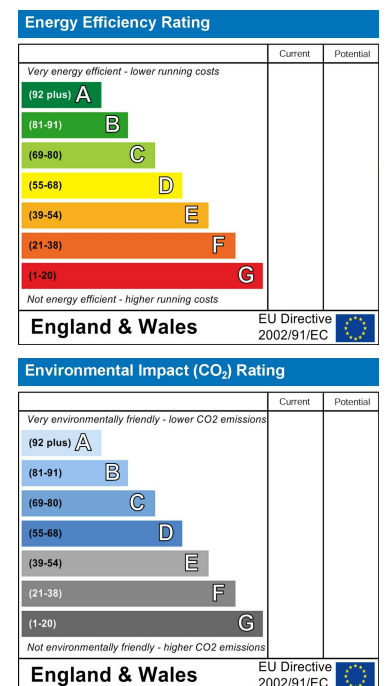
Total area: approx. 104.2 sq. metres (1121.8 sq. feet)

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Plan produced using Planity.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.