



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

Offers Invited £350,000

Situated in the highly sought-after Pennard Drive, Southgate, this five-bedroom detached property offers an incredible opportunity for buyers looking to create their ideal home. Although the property requires updating throughout, it boasts significant potential and is ideally located within walking distance of Pennard Cliffs and the breathtaking Three Cliffs Bay.

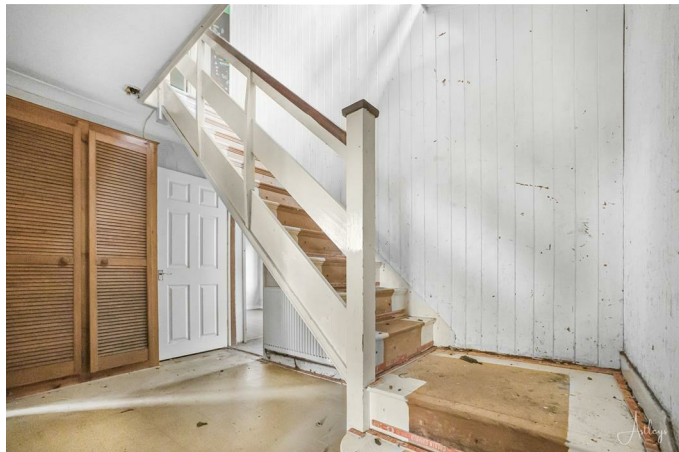
Set on a generous plot of 0.11 acres, the property spans 1490 square feet and provides versatile living spaces. The ground floor comprises a welcoming hallway, a spacious lounge, a separate dining room, kitchen, a garden room, a utility room, a cloakroom, and a fifth bedroom which could also be used as a sitting room.

Upstairs, the first floor offers a family bathroom and four good-sized bedrooms.

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Door to the cloakroom. Door to the lounge. Door to the kitchen. Door to bedroom five/sitting room. Radiator.

Cloakroom 8'3" x 3'7" (2.531 x 1.111)

With a W/C. Wash hand basin. Tiled floor.

Bedroom Five/Sitting Room 13'3" x 9'11" (4.049 x 3.028)

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

Lounge 16'8" x 19'3" (5.096 x 5.888)



With a set of double glazed windows to the front. Radiator. Feature wood burner set on slate hearth. Opening to the dining room.

Lounge



Dining Room 9'5" x 11'0" (2.882 x 3.363)



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

Kitchen 9'4" x 11'9" (2.861 x 3.604)



With a set of double glazed windows to the rear. Opening to the garden room. 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. Five ring gas hob with extractor hood over.

Kitchen



Garden Room 9'2" x 11'0" (2.803 x 3.378)



With a set of double glazed windows to the rear. PVC door to the rear. Two radiators. Door to the utility room.

Utility Room 5'11" x 7'5" (1.824 x 2.273)

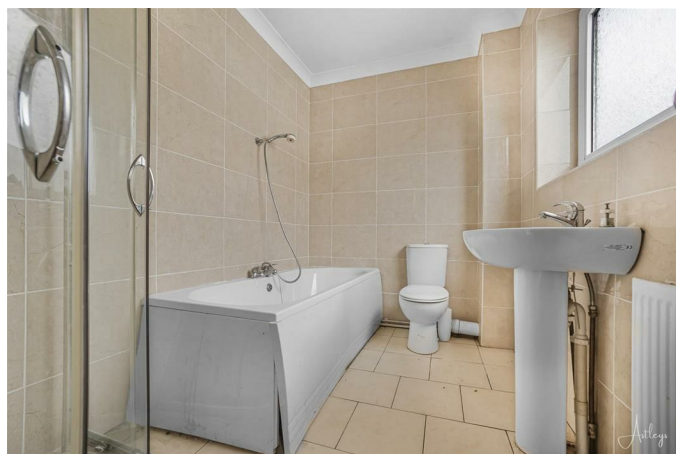
Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine.

First Floor

Landing

With a set of double glazed windows to the side. Door to airing cupboard. Loft access. Door to the bathroom. Doors to bedrooms.

Bathroom 9'2" x 6'1" (2.798 x 1.873)



With a frosted double glazed window to the side. Suite comprising; bathtub. W/C. Wash hand basin.

Corner shower cubicle. Radiator. Tiled walls. Tiled floor.

Bathroom



Bedroom One 11'1" x 13'4" (3.390 x 4.072)



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

Bedroom One



Bedroom Two 12'6" x 8'8" (3.821 x 2.650)



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

Bedroom Two



Bedroom Three



Bedroom Three 9'5" x 7'10" (2.871 x 2.405)



Bedroom Four 9'3" x 7'7" (2.825 x 2.316)



With a set of double glazed windows to the front. Radiator. Sliding door to built in wardrobe.

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

External

Front



You have a lawned garden with side access to the rear. Driveway parking for one vehicle.

Aerial Aspect



Aerial Aspect



Rear

You have a tiered garden which comprises; three seating areas. Detached greenhouse. Outbuilding.

Rear Aspect



Rear Garden



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 - F

Tenure

Freehold.

Rear Garden



Rear Garden



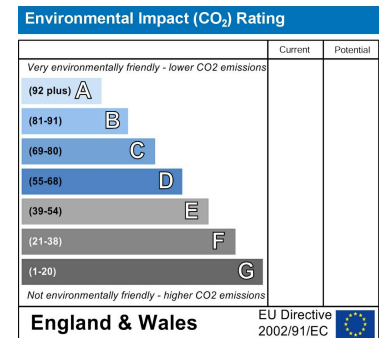
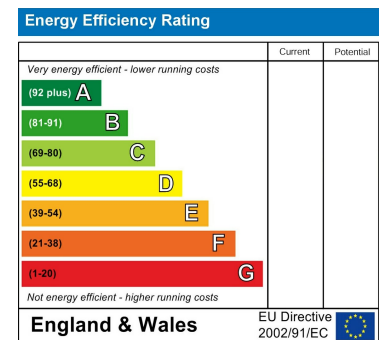
Floor Plan



Area Map



Energy Efficiency Graph



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