

33a
Newton Road, Mumbles
Swansea SA3 4AS



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

£335,000

Nestled in the ever-popular and desirable location of Pennard, Gower, this charming three-bedroom semi-detached family home 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. A well-appointed kitchen that offers plenty of workspace.

Entrance



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

Hallway



With stairs to first floor. Door to lounge. Door to kitchen/breakfast room. Tiled floor. Radiator.

Hallway



Lounge 14'6" x 12'1" (4.43 x 3.69)



With a double glazed window to the front. Feature wood burner set in fireplace set on stone hearth. Wood lintel above. Radiator.

Lounge



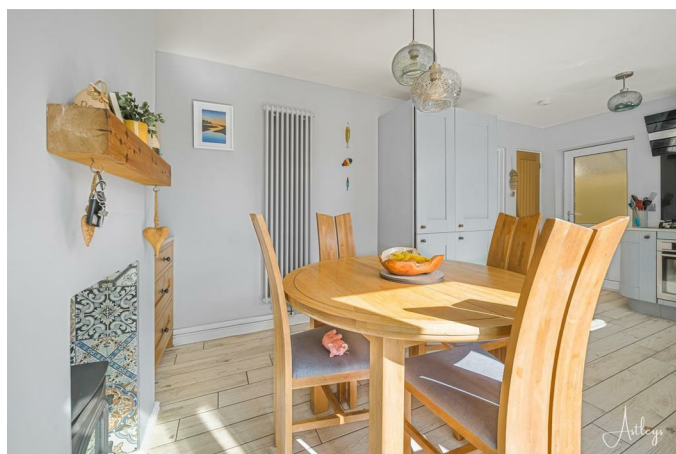
Kitchen



Kitchen 9'9" x 18'2" (2.99 x 5.55)



Kitchen



With a frosted double glazed PVC door to the side. Double glazed window to the rear. Double glazed sliding patio door to the rear. A beautifully appointed Laura Ashley kitchen, fitted with a range of base and wall units. Running marble work surface incorporating a stainless steel sink with contemporary mixer tap over. Integral five ring AEG Induction hob with oven & grill under. AEG extractor hood over. Integral fridge & freezer. Space for washing machine. Door to under stairs storage. Tiled floor. Contemporary wall mounted radiator. Feature fireplace.

First Floor

Landing



With a frosted double glazed window to the side. Door to airing cupboard. Doors to bedrooms & bathroom. Loft access (large loft space which could be converted subject to planning permission) Radiator.

Bathroom 5'7" x 7'10" (1.72 x 2.41)



With a frosted double glazed window to the rear. A well appointed suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Radiator. Tiled floor. Tiled walls. Extractor fan.

Bedroom One 10'2" x 14'7" (3.10 x 4.45)



With a double glazed window to the front. Radiator.

Bedroom One



Bedroom One



Bedroom Two 9'11" x 11'6" (3.04 x 3.52)



With a double glazed window to the rear. Radiator.

Bedroom Two

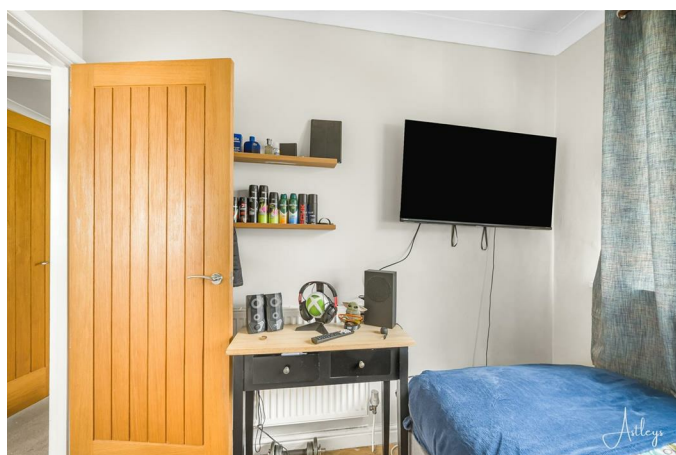


Bedroom Three 8'10" x 7'8" (2.70 x 2.36)



With a double glazed window to the front. Radiator.

Bedroom Three



External

Steps leading down to the property, tiered garden laid to lawn bordered by mature trees and shrubs. Side access to rear garden. To the rear you have an enclosed rear garden bordered by fencing with lawned area, flower beds & patio. Steps leading down to a single garage. The garage has power, light and water. Which can be used as potentially a B&B. The garage has been re done in the last three years.

Aerial Aspect



Aerial Aspect



Another Aspect



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.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden

Floor Plan



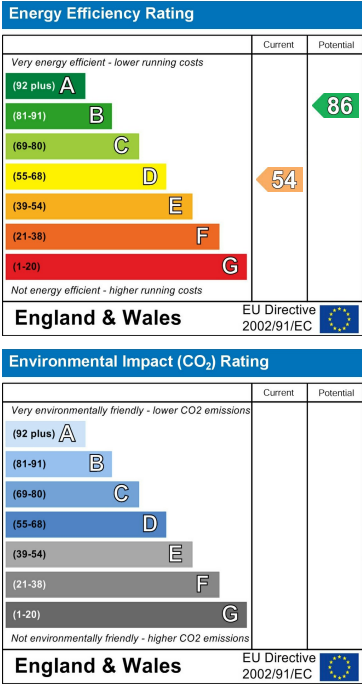
Total area: approx. 81.8 sq. metres (880.8 sq. feet)

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Area Map



Energy Efficiency Graph



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