



## Home Farm Way, offers over £240,000

- Garage
- Freehold on Completion
- Close To M4
- Ideal First Purchase
- No Chain!
- Good Sized Garden
- Off Road Parking
- EPC Rating: C



 3  1  1



## About the property

A well-presented three-bedroom home situated on the sought-after area Home Farm Way in Penllergear, offering spacious and versatile accommodation ideal for families, first-time buyers, or those looking to upsize. The property enjoys a pleasant residential setting while remaining conveniently located for local amenities.

The ground floor offers well-proportioned living space, perfect for both everyday living and entertaining, with a bright and welcoming feel throughout. The layout provides flexibility to suit a range of lifestyles.

Upstairs, the property boasts three bedrooms along with a family bathroom, making it well suited to growing families or those needing additional home office space.

Externally, the home benefits from off-road parking for 3 cars, as well as a garage. This allows easy access to the M4, making it an excellent choice for commuters seeking a balance between village living and transport convenience. Early viewing is highly recommended to appreciate all this home has to offer.



## Accommodation

### Kitchen

14' 11" x 8' 9" ( 4.55m x 2.67m )

### Lounge

15' 8" x 11' 7" ( 4.78m x 3.53m )

### W.C

### Bedroom 1

12' 9" x 8' 8" ( 3.89m x 2.64m )

### Bedroom 2

9' 9" max x 8' 2" max ( 2.97m max x 2.49m max )

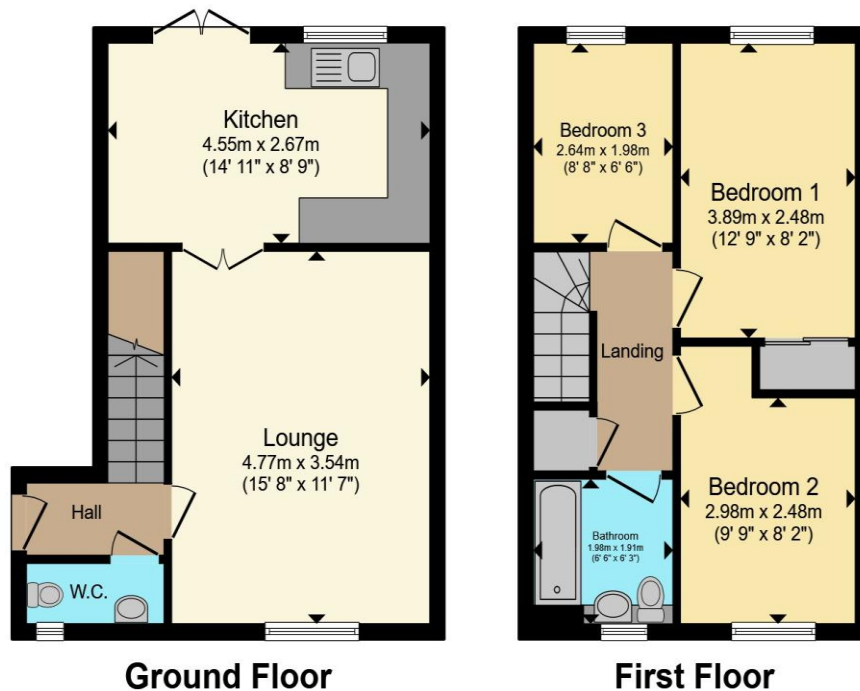
### Bedroom 3

8' 8" x 6' 6" ( 2.64m x 1.98m )

01792 894422

gorseinon@peteralan.co.uk

## Floorplan



Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

