



## Mansion Gardens, £325,000

- Semi Detached
- Four Bedrooms
- Off Road Parking
- Easy Access to M4
- Ideal Family Home
- EPC Rating: B



3 1 1



## About the property

Situated within the desirable Mansion Gardens development in Penllergaer, this modern three-storey family home offers spacious and versatile living throughout. Designed with practicality and comfort in mind, the property provides four bedrooms, generous living areas, and a thoughtful layout ideal for families or those seeking additional work-from-home space.

The ground floor features a welcoming entrance hall with a convenient W.C., leading to a well-appointed kitchen/dining room positioned at the front of the home. To the rear, a bright and airy lounge spans the width of the property and benefits from French doors opening directly onto the garden, creating a perfect space for everyday family living and entertaining.

On the first floor, you will find three well-proportioned bedrooms along with a contemporary family bathroom. Bedroom sizes are generous, offering flexibility for guest rooms, children's rooms, or a dedicated office space.

The entire second floor is dedicated to an impressive master suite, complete with a spacious double bedroom, a private en-suite shower room, and a useful built-in storage room. This top-floor retreat provides privacy and separation from the main living areas, ideal for those seeking a peaceful sanctuary within the home.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Kitchen

14' 7" x 11' 5" ( 4.45m x 3.48m )

#### Lounge

16' 4" x 10' 9" ( 4.98m x 3.28m )

### First Floor

#### Landing

#### Bedroom Two

9' 7" Max x 9' 2" Max ( 2.92m Max x 2.79m Max )

#### Bedroom Three

9' 7" x 8' 7" ( 2.92m x 2.62m )

#### Bedroom Four

8' 4" x 6' 5" ( 2.54m x 1.96m )

#### Bathroom

9' 10" Max x 7' 2" Max ( 3.00m Max x 2.18m Max )

### Second Floor

#### Landing

#### Storage

6' 5" x 6' 2" ( 1.96m x 1.88m )

#### En Suite

9' 4" x 6' 2" ( 2.84m x 1.88m )

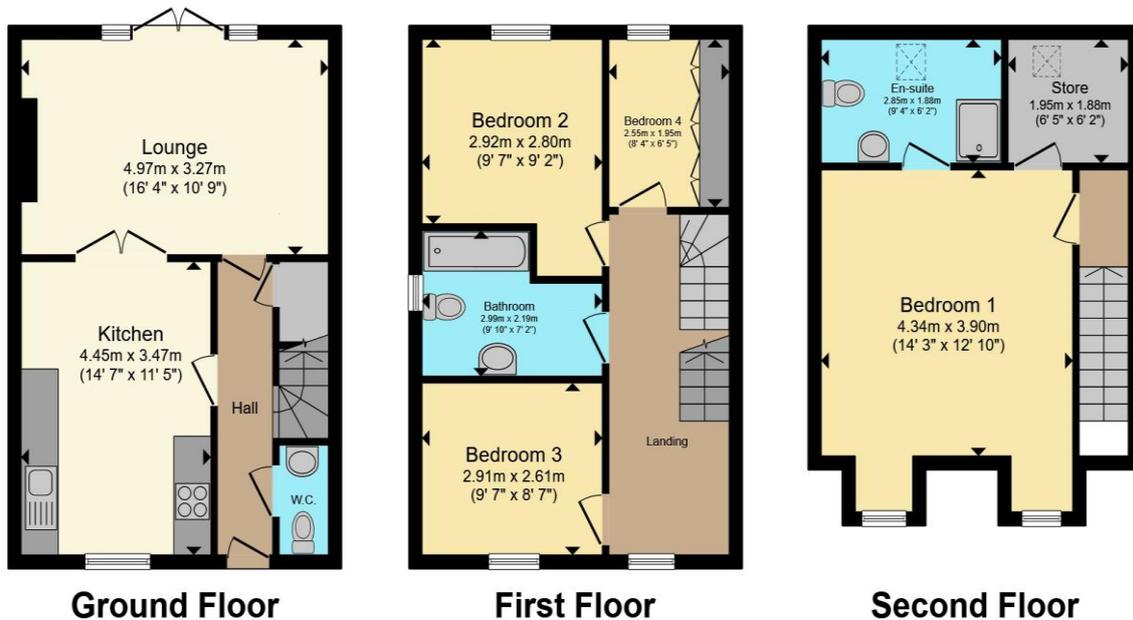
#### Bedroom One

14' 3" Max x 12' 10" Max ( 4.34m Max x 3.91m Max )

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## Floorplan



Total floor area 110.8 m<sup>2</sup> (1,192 sq.ft.) approx

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