



## Nant Glas,

**£230,000**

- Semi Detached
- Garage
- Three Bedroom
- Easy Access To M4
- Close to Amenities
- EPC Rating: C





## About the property

Welcome to Nant Glas, a modern and beautifully presented three-bedroom semi-detached home situated in the sought-after area of Penllergaer. This fantastic property offers an ideal layout for families and first-time buyers, complete with an integral garage and off-road parking.

Stepping inside, the ground floor features a bright and inviting lounge, perfect for relaxing and unwinding. To the rear sits a spacious kitchen/diner, offering ample room for cooking, dining, and entertaining, with easy access to the garden. Completing the ground floor is a convenient W/C.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom boasts its own en-suite shower room for added comfort and privacy, while the remaining bedrooms are served by a modern family bathroom.

Offering a practical layout and a desirable location, this lovely home on Nant Glas is perfect for those looking to settle in a peaceful yet well-connected part of Penllergaer.



## Accommodation

### Ground Floor

#### Entrance Hall

#### W/C

#### Lounge

19' 6" x 9' 10" ( 5.94m x 3.00m )

#### Kitchen

15' 10" x 8' 1" ( 4.83m x 2.46m )

#### Garage

13' 9" x 8' 4" ( 4.19m x 2.54m )

### First Floor

#### Landing

#### Bedroom One

11' 6" Max x 10' 3" Max ( 3.51m Max x 3.12m Max )

#### Ensuite

#### Bedroom Two

11' 3" x 7' 11" ( 3.43m x 2.41m )

#### Bedroom Three

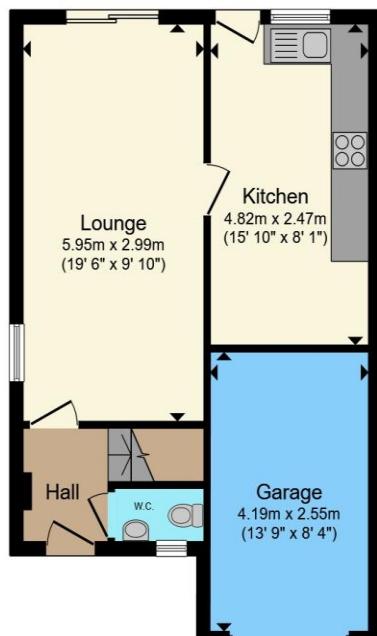
9' 1" x 8' 6" ( 2.77m x 2.59m )

#### Bathroom

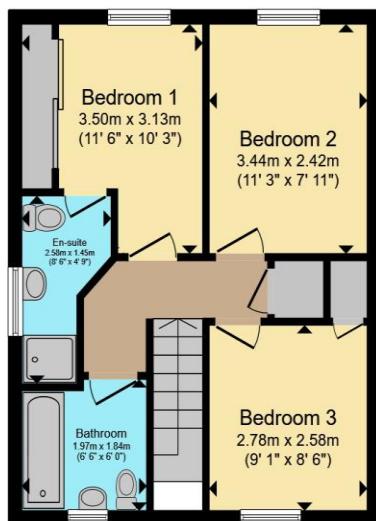
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## Floorplan



Ground Floor



First Floor

Total floor area 87.0 m<sup>2</sup> (937 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)

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