



The Moorings Beach Road
Penclawdd, Swansea, SA4 3YN
Offers In Excess Of £375,000



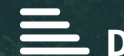
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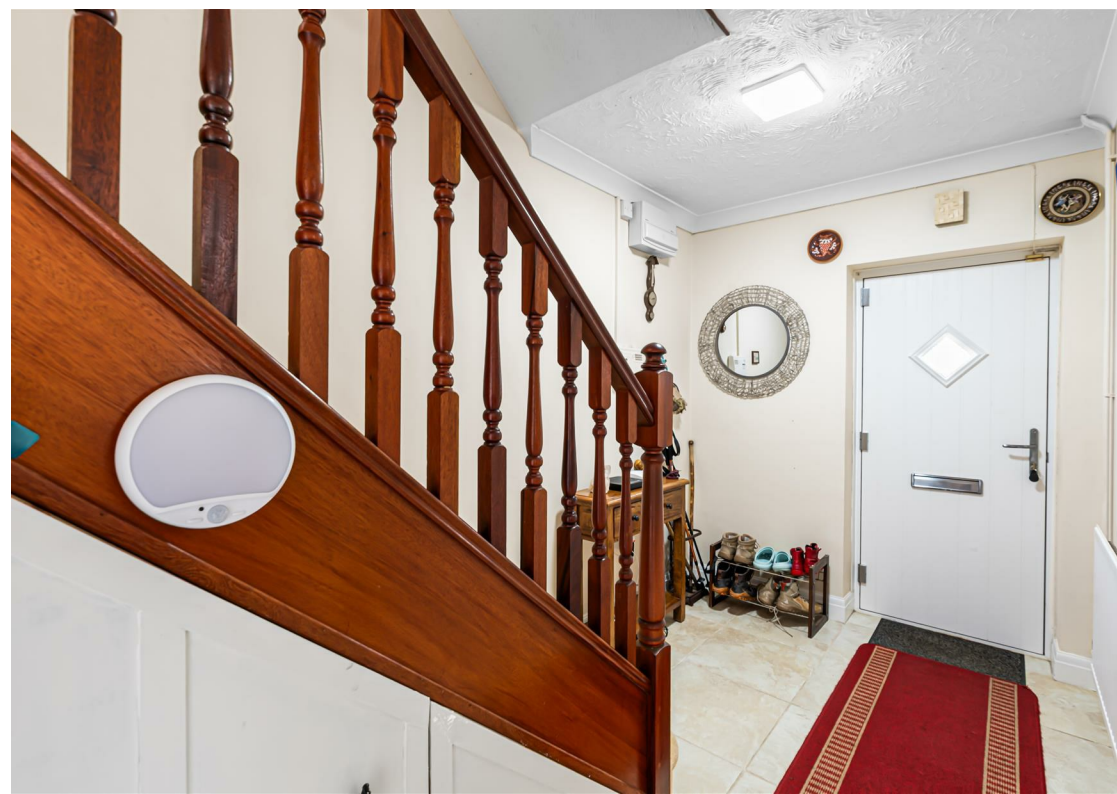
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DETACHED THREE BEDROOM offering a practical layout suited to modern family living, centred around an open-plan living/dining room and a versatile second reception room currently used as a snug or guest bedroom. The ground floor also comprising the hallway, WC and a fitted kitchen with integrated appliances. The kitchen is complemented by a separate utility room, accessed via a covered walkway from the rear porch. While upstairs comprises three bedrooms, a family bathroom and an en-suite shower room, with fitted wardrobes to bedrooms one and two. Further benefits include pvcu double glazing, gas central heating, a Positive Input Ventilation (PIV) system and security alarm system.

Externally, the property provides driveway parking for several vehicles to the front and an EV charger. Whilst the rear garden has been designed for entertaining and family use, featuring a courtyard area, storage outbuilding and a raised patio with HEATED SWIMMING POOL. A detached garden room incorporates a bar area, storage room and WC/changing room with hot & cold water feed, creating an impressive space for hosting and summer gatherings. The pool itself is heated via solar thermal domes alongside its own dedicated boiler system, helping to support efficient day-to-day operation. Situated in Penclawdd on the edge of the estuary, the property enjoys an ever-changing coastal backdrop and access to one of Swansea's most sought-after lifestyles, with waterside walks, local amenities and the wider Gower Peninsula all within easy reach, whilst still offering convenient access into Swansea city centre. Call to view now!





Hallway
12'1" x 6'5" (3.69 x 1.98)

WC
6'5" x 3'6" (1.97 x 1.07)

Living/Dining Room
26'3" x 15'10" widest (8.02 x 4.85 widest)

Snug
11'6" x 8'3" (3.52 x 2.54)

Kitchen
11'6" x 10'4" (3.51 x 3.17)

Rear Porch
4'7" x 3'7" (1.42 x 1.10)

Utility Room
8'11" x 7'1" (2.73 x 2.16)

Landing
8'10" x 6'5" (2.70 x 1.98)

Bathroom
7'3" x 6'1" (2.22 x 1.87)

Bedroom One
11'4" x 11'1" (3.46 x 3.40)

En-Suite
7'0" x 3'10" (2.14 x 1.18)

Bedroom Two
12'10" x 12'6" (3.93 x 3.82)

Bedroom Three
9'5" x 9'5" (2.89 x 2.88)

Garden Room/Bar
22'11" x 10'0" (7.00 x 3.05)

External & Location



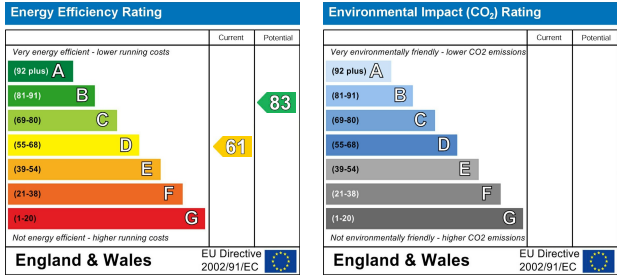
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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