



## Caban Isaac Road, offers over £225,000

- No Chain!
- Situated in a highly sought-after residential area
- Three well-proportioned bedrooms
- Ideal location close to local amenities, schools and transport links
- Freehold
- Great Potential
- Close to Gower Peninsula



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## About the property

A three-bedroom home set in the sought-after village of Penclawdd, offering fantastic potential for those looking to put their own stamp on a property.

The accommodation briefly comprises two spacious lounge areas, a separate kitchen/diner and downstairs shower room with excellent scope for modernisation, and three well-proportioned bedrooms to the first floor, along with a family bathroom.

While the property would benefit from some updating, it presents a superb opportunity to create a wonderful family home or investment in a desirable coastal location. Externally, there is a garden space with plenty of potential for landscaping and outdoor enjoyment.

Ideally positioned close to local amenities, scenic walks, and the popular estuary, this is a great opportunity to acquire a property with real potential in a highly regarded area.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



## Accommodation

**Hall** 9' 3" x 7' 9" ( 2.82m x 2.36m )

**Living Room**

14' 4" x 11' 11" ( 4.37m x 3.63m )

**Dining Room**

19' 6" max x 9' 5" max ( 5.94m max x 2.87m max )

**Kitchen**

13' 11" x 8' 8" ( 4.24m x 2.64m )

**Dining Room**

13' 11" x 7' 10" ( 4.24m x 2.39m )

**Shower Room**

13' 9" x 4' 11" ( 4.19m x 1.50m )

**Bedroom 1**

11' 11" x 11' 3" ( 3.63m x 3.43m )

**Bedroom 2**

11' 10" x 9' 4" ( 3.61m x 2.84m )

**Bedroom 3**

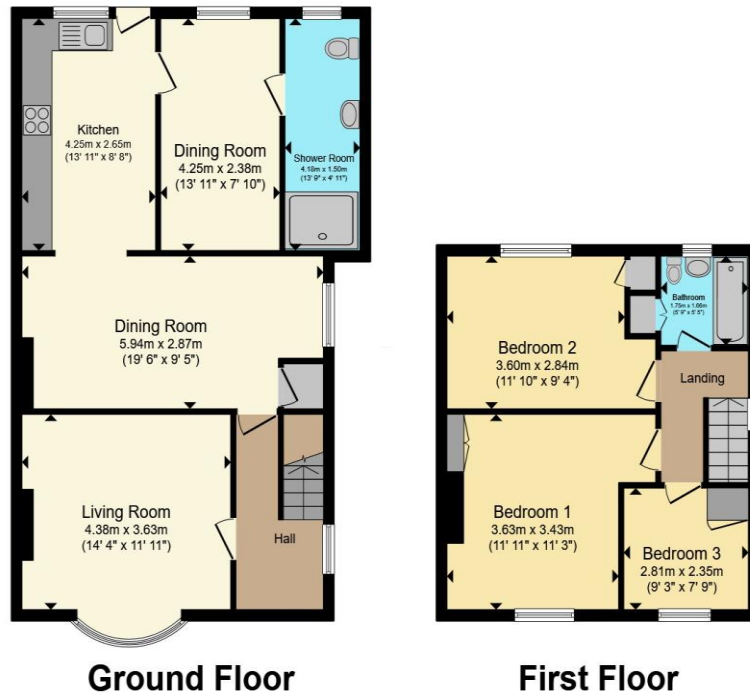
**Bathroom**

5' 9" x 5' 5" ( 1.75m x 1.65m )

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## Floorplan



Total floor area 109.7 m<sup>2</sup> (1,181 sq.ft.) approx

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