



## 1 Greenacres, Penclawdd, Swansea, SA4 3GD

**Offers Over £575,000**

Set in the prestigious Greenacres estate in Penclawdd, Swansea, this detached house presents an exceptional opportunity for family living in a stunning location. The property boasts breathtaking views across the Loughor Estuary, creating a picturesque backdrop for everyday life. Upon entering, you are greeted by a spacious entrance hall that leads to a lounge and dining area perfect for entertaining guests, there is also a study and a separate playroom. The well-appointed kitchen/breakfast room and a convenient ground floor WC adds to the practicality of the layout. On the first floor, you will find four generously sized bedrooms, including a master suite complete with an en-suite bathroom. A modern family bathroom serves the remaining bedrooms, ensuring ample accommodation for growing families or visiting guests. Externally, the property features a driveway and garage, providing ample off-road parking and storage solutions.

The Greenacres estate enjoys a prime position within Penclawdd, offering easy access to local amenities such as pubs, cafés, shops, churches, and a large supermarket, as well as a thriving community centre. Excellent transport links, including the nearby M4 motorway and Gowerton railway station, ensure convenient connections to Swansea and Llanelli. Combining space, comfort, and outstanding estuary views, this property is not merely a house; it is a lifestyle opportunity that should not be missed.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via door to front with two windows, two radiators, laminate flooring, staircase to first floor with glass balustrade.

**Lounge 18'11" (into bay) x 11'8" (5.78m (into bay) x 3.58m)**



The lounge is a bright and spacious reception room featuring a double glazed bay window to the front, enjoying delightful estuary views, along with two further double glazed windows to the side which allow for an abundance of natural light. The room is fitted with a radiator and the room flows seamlessly in an open-plan layout through to the dining area, creating an ideal space for both everyday living and entertaining.



**Dining Area 9'4" x 11'9" (2.85m x 3.58m)**



The dining room leads directly from the lounge, continuing the open-plan feel and creating an excellent space for entertaining. It benefits from a double glazed window to the side, along with double glazed patio doors opening onto the rear patio, allowing for plenty of natural light and easy access to the garden and the room is fitted with a radiator.

### Kitchen/Breakfast Room 16'6" x 17'7" (5.02m x 5.36m)



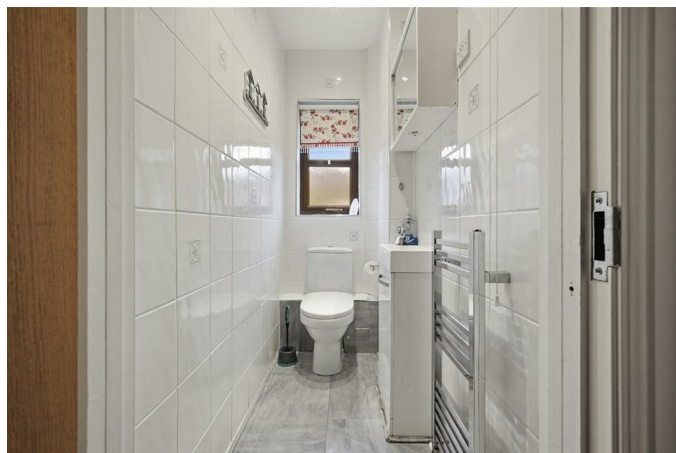
The kitchen/breakfast room is fitted with a range of wall and base units offering ample worktop space, including a 1½ bowl sink unit and tiled splashbacks. The room is equipped with a breakfast bar and plumbing for a washing machine, space for a fridge/freezer, a built-in eye-level electric double oven, and a five-ring gas hob with an extractor hood above. Ceiling spotlights provide modern lighting, cupboard housing the boiler and radiator. Natural light fills the space through a double glazed window to the rear, and a double glazed door provides direct access to the rear garden.



### Inner Hallway

Heated towel rail, storage cupboard, door to garage and door to wc.

### WC



Two piece suite comprising, wash hand basin and WC. Tiled walls, heated towel rail, frosted double glazed window to rear.

### Sitting Room 12'11" x 10'10" (3.94m x 3.31m)



The study features a double glazed window to the front. It benefits from laminate flooring and a radiator and a door provides direct access to the adjoining playroom, enhancing the flexibility of the space.

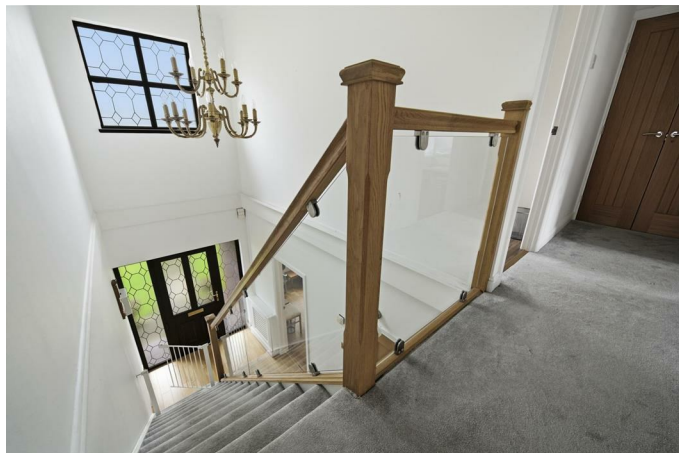
### Bedroom/Play Room 13'9" x 12'6" (4.19m x 3.80m)



The playroom, currently used as a bedroom, features a double glazed window to the front, laminate flooring and a radiator. This room is a versatile space suitable for a variety of uses.

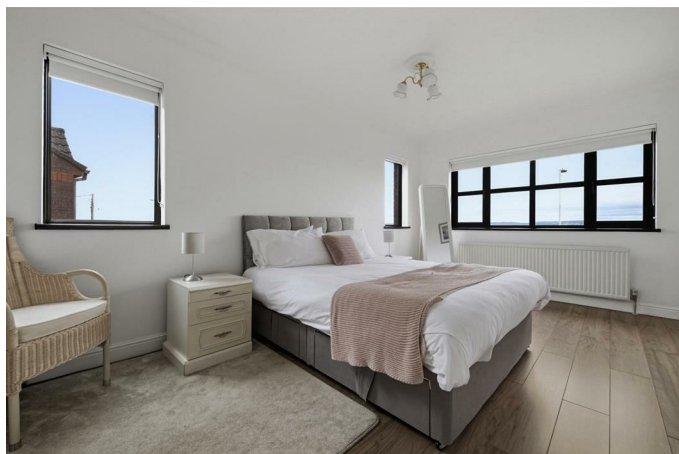
### First Floor

## Landing



Double glazed window to front, radiator, access to loft, storage cupboard.

## Master Bedroom 16'7" x 11'9" (5.06m x 3.58m)



The master bedroom is a spacious and bright room featuring a double glazed window to the front and two additional double glazed windows to the side, filling the space with natural light. It includes built-in wardrobes for ample storage, laminate flooring, and a radiator. A door provides direct access to the en-suite bathroom, completing this well-appointed bedroom.



## En-suite



Three piece suite comprising wash hand basin, tiled double shower cubicle and WC. Tiled walls, heated towel rail, ceiling spotlights, frosted double glazed window to side.

## Bedroom 2 10'11" x 10'11" (3.34m x 3.34m)



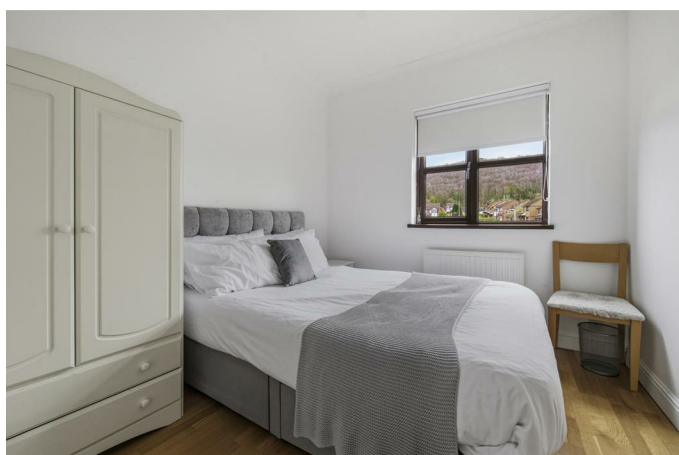
Double glazed window to front, laminate flooring, radiator.

### Bedroom 3 9'4" x 8'10" (2.85m x 2.69m)



Double glazed window to rear, laminate flooring, radiator.

### Bedroom 4 9'4" x 8'6" (2.85m x 2.58m)



Double glazed window to rear, laminate flooring, radiator.

### Bathroom



Four piece suite comprising bath with shower over, wash hand basin, bidet and WC. Tiled walls, heated towel rail, ceiling spotlights, frosted double glazed window to rear.

### External



Externally, the property benefits from double gates at the rear providing access to a block-paved driveway leading to a detached double garage.

The generous space offers ample off-road parking for multiple vehicles and could alternatively be utilised as a low-maintenance garden area, depending on your needs.

A side gate provides convenient access around to the front of the property, which is mainly laid to lawn and

enjoys pleasant views over the picturesque Loughor Estuary, creating a lovely outdoor setting to relax and unwind.

#### Rear Garden



#### Front Garden



#### Aerial Images



#### Agents Note

Tenure - Freehold

Council Tax Band - TBC

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

The property has Solar Panels which are owned

Parking - Driveway & Garage

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 53 Mbps

Satellite / Fibre TV Availability -BT Sky

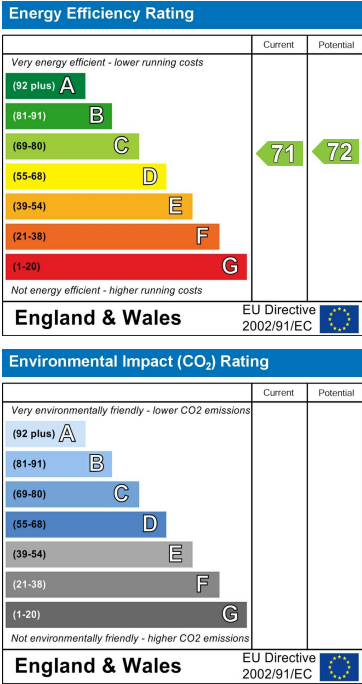
Floor Plan



Area Map



Energy Efficiency Graph



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