



## 153 Penderry Road, Penlan, Swansea, SA5 7ES

Offers Over £135,000

This end-terrace house on Penderry Road presents an excellent opportunity for first-time buyers. Spanning 829 square feet, the property boasts a well-thought-out layout that maximises space and comfort. Upon entering, you are greeted by a welcoming hallway that leads to a cosy lounge, and kitchen/breakfast room. The first floor features two generous double bedrooms and a bathroom.

Externally, the property is equally appealing. The front garden is laid to lawn, providing a pleasant view from the street, while side gated access leads you to the rear garden. This outdoor space features two decking areas perfect for dining outside or simply enjoying the sunshine, alongside with a lawned area.

Conveniently located, this home is close to local schools and amenities, including the retail parks in Fforestfach and Morfa. The city centre and M4 are also within easy reach, making commuting a breeze.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via door to front, double glazed window to rear, radiator, staircase to first floor.

#### Lounge 9'11" x 13'10" (3.02m x 4.21m)



Lounge featuring a double-glazed window to the front aspect, allowing plenty of natural light, with coving to the ceiling adding a decorative finish and radiator.

#### Kitchen/Breakfast Room 6'7" x 17'8" (2.00m x 5.38m)



Fitted with a modern range of wall and base units with worktop surfaces over, incorporating a 1½ bowl stainless steel sink unit. The room features tiled splashbacks, plumbing for a washing machine, and space for a fridge/freezer. There is a built-in electric oven with a four-ring electric hob and extractor hood over. Additional benefits include a double-glazed window to the rear, two radiators, a wall-mounted boiler, and a double-glazed door providing access to the rear garden.



### First Floor

#### Landing

Double glazed window to rear, radiator, access to loft.

**Bedroom 1 14'10" (into wardrobes) x 9'10" (4.54m (into wardrobes) x 3.00m)**



Double glazed window to front, built-in wardrobe, radiator.

**Bedroom 2 10'4" x 10'11" (3.15m x 3.34m)**



Double glazed window to front, built-in wardrobe, radiator.

**Bathroom**



Three piece comprising bath with shower over, wash

hand basin and WC. Tiled walls, heated towel rail, tiled flooring, two frosted double glazed window to rear.

**External**



The front garden is laid to lawn with side gated access leading to the rear.

The rear garden features established flower and shrub beds to one side, two decking seating areas, a lawned garden, and a garden shed.

**Rear Garden**



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter.

Parking - On Street

Mobile coverage - EE Vodafone Three O2

Broadband Basic -15 Mbps Superfast 44 Mbps Ultrafast  
10000 Mbps

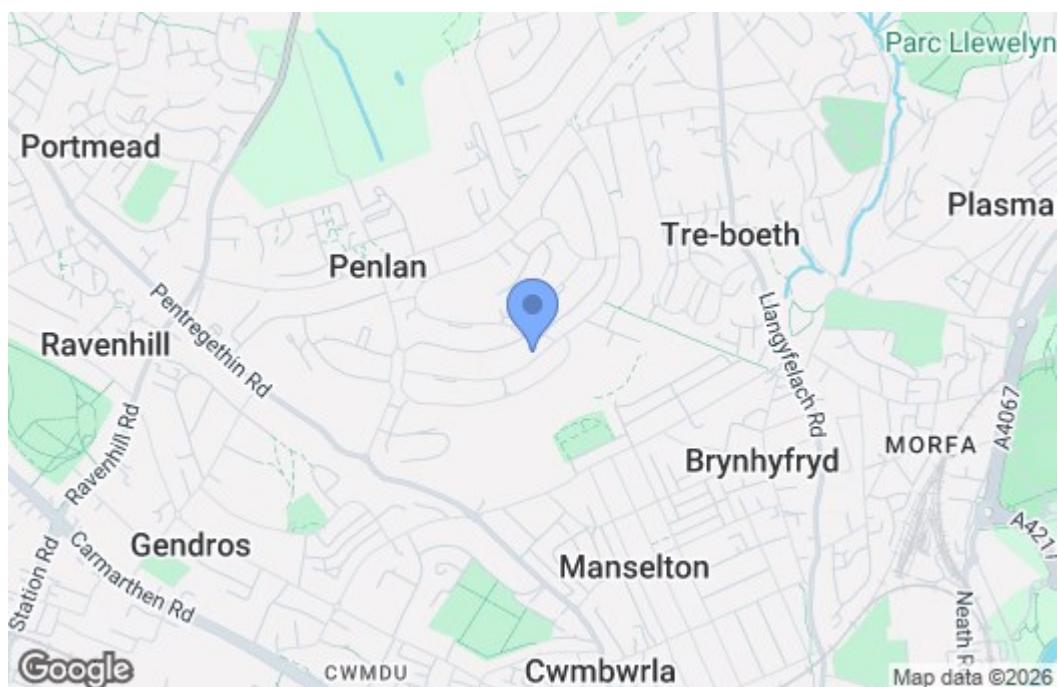
Satellite / Fibre TV Availability - BT Sky Virgin

## Floor Plan

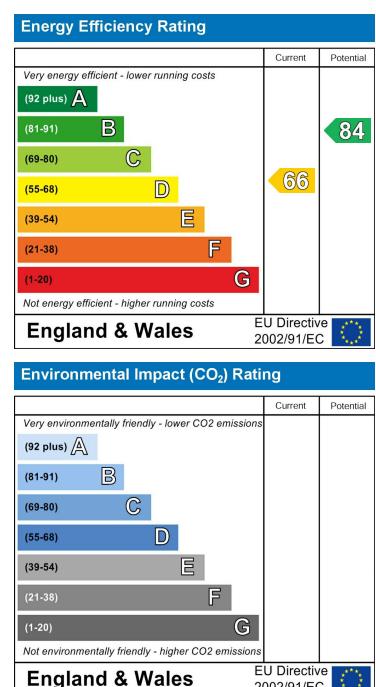


Total area: approx. 74.9 sq. metres (806.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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