



Mansion Gardens, £315,000

- Semi Detached
- Four Bedrooms
- Off Road Parking
- Easy Access to M4
- Ideal Family Home
- EPC Rating: B



 4  2  1



About the property

Situated within the desirable Mansion Gardens development in Penllergaer, this modern three-storey family home offers spacious and versatile living throughout. Designed with practicality and comfort in mind, the property provides four bedrooms, generous living areas, and a thoughtful layout ideal for families or those seeking additional work-from-home space.

The ground floor features a welcoming entrance hall with a convenient W.C., leading to a well-appointed kitchen/dining room positioned at the front of the home. To the rear, a bright and airy lounge spans the width of the property and benefits from French doors opening directly onto the garden, creating a perfect space for everyday family living and entertaining.

On the first floor, you will find three well-proportioned bedrooms along with a contemporary family bathroom. Bedroom sizes are generous, offering flexibility for guest rooms, children's rooms, or a dedicated office space.

The entire second floor is dedicated to an impressive master suite, complete with a spacious double bedroom, a private en-suite shower room, and a useful built-in storage room. This top-floor retreat provides privacy and separation from the main living areas, ideal for those seeking a peaceful sanctuary within the home.

With its generous layout, modern design, and family-friendly arrangement, this property presents an excellent opportunity to secure a beautifully balanced home in a highly sought-after residential area.



Accommodation

Ground Floor

Entrance Hall

Kitchen

14' 7" x 11' 5" (4.45m x 3.48m)

Lounge

16' 4" x 10' 9" (4.98m x 3.28m)

First Floor

Landing

Bedroom Two

9' 7" Max x 9' 2" Max (2.92m Max x 2.79m Max)

Bedroom Three

9' 7" x 8' 7" (2.92m x 2.62m)

Bedroom Four

8' 4" x 6' 5" (2.54m x 1.96m)

Bathroom

9' 10" Max x 7' 2" Max (3.00m Max x 2.18m Max)

Second Floor

Landing

Storage

6' 5" x 6' 2" (1.96m x 1.88m)

En Suite

9' 4" x 6' 2" (2.84m x 1.88m)

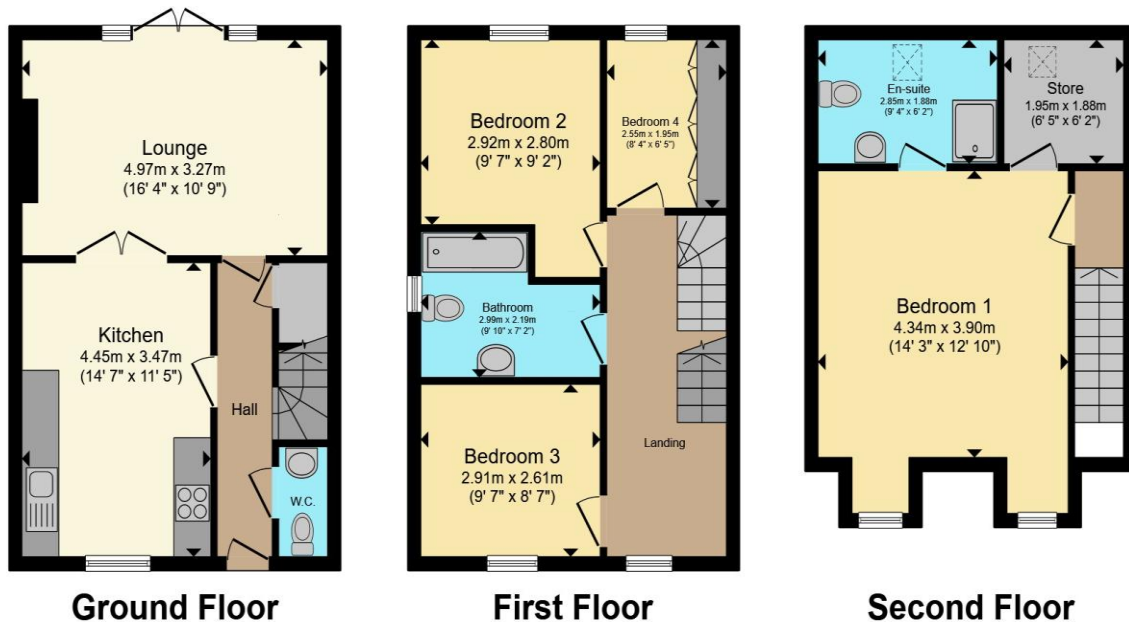
Bedroom One

14' 3" Max x 12' 10" Max (4.34m Max x 3.91m Max)

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Floorplan



Total floor area 110.8 m² (1,192 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



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