



5 Pengwern Road, Clase, Morriston, Swansea, SA6 7LJ

Offers Over £145,000

A three bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Offering great potential throughout, the home provides a fantastic blank canvas for modernisation. The accommodation comprises an entrance hallway leading through to a spacious lounge/dining room, kitchen, and a useful porch/utility area to the ground floor. To the first floor are three bedrooms along with a shower room. Externally, the property benefits from a generous rear garden, ideal for gardening, entertaining, or relaxing outdoors, along with the added advantage of off-road parking. Conveniently located, the property is within easy reach of Morriston Hospital and the DVLA, making it particularly appealing for those working locally. A range of nearby amenities, schools, and excellent transport links, including the M4, further enhance the appeal of this well-positioned home.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front, door to the hallway.

Hall

Staircase to first floor.

Lounge 10'3" x 13'5" (3.12m x 4.08m)



Window to front, open plan to the dining area, radiator.

Dining Room 11'3" x 13'5" (3.42m x 4.08m)



Window to rear, radiator, door to the kitchen.

Kitchen 8'8" x 8'9" (2.65m x 2.66m)



Fitted with a range of base units with worktop space over incorporating a stainless steel sink unit, tiled splashbacks, built-in electric oven and four ring hob with extractor fan over, tiled flooring, window to side, door to rear porch.

Rear Porch



Plumbing for washing machine, space for a fridge/freezer, door leading to the garden.

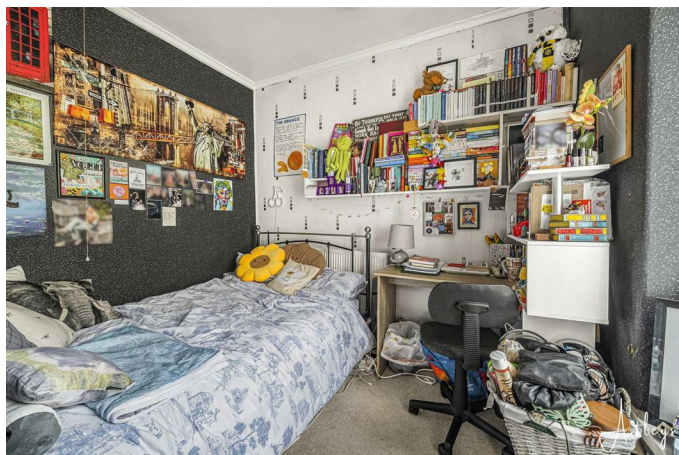
First Floor

Landing

Bedroom 1 12'6" x 9'6" (3.81m x 2.89m)

Window to front, radiator.

Bedroom 2 8'11" x 9'6" (2.73m x 2.89m)



Window to rear, radiator.

Bedroom 3 9'7" x 7'0" (2.93m x 2.13m)

Window to front, radiator.

Shower Room



Three piece suite with comprising, tiled shower cubicle, wash hand basin and WC. Tiled walls, storage cupboard, radiator, double glazed window to side.

External



Externally, the property benefits from a small front lawned garden, complemented by a long driveway to the side providing ample off-road parking.

To the rear, there is a good sized garden, mainly laid to lawn and enhanced by a variety of mature shrubs and trees.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Main Gas.

Mains Meter

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 8 Mbps Superfast 80 Mbps Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

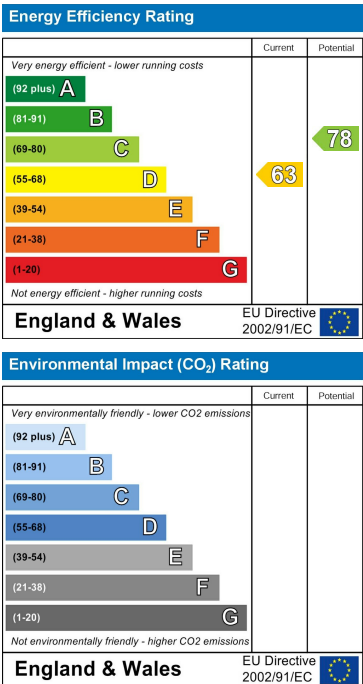
Floor Plan



Area Map



Energy Efficiency Graph



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