



## 16 PEN Y LAN. SWANSEA. SA4 3LL

**£220,000**

A fantastic opportunity to purchase this well presented and spacious 3 bedroom, terrace cottage with off road parking. Located in the sought after area of Penclawdd, within close proximity to the seaside. Close to local amenities and with convenient road and transport links... this property is not to be missed!

Internally the property is well presented and has been freshly decorated throughout, with new carpets and certified electrics and gas.

On the ground floor is a spacious entrance hallway, two reception rooms, well proportioned, modern kitchen with ample cupboard storage and space for appliances and the family bathroom with shower over bath, vanity sink unit and low level WC.

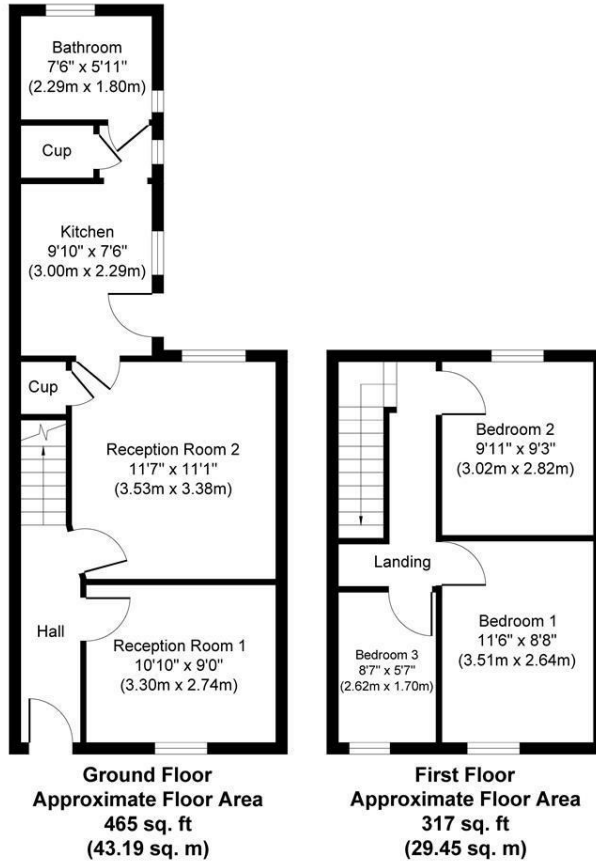
On the first floor are two spacious double bedrooms and a third excellent sized single bedroom.

To the rear of the property is a larger than average garden with paved and lawned areas, along with greenhouse. There is off road parking to the front of the property.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

\*Note - Please note, Rightbricks Ltd has an associated interest in this property\*

# FLOOR PLAN

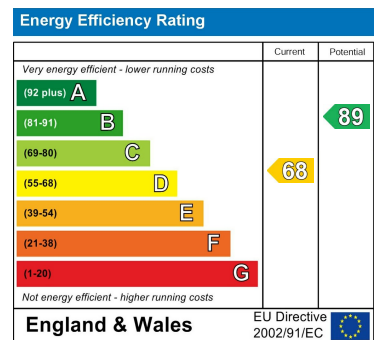


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# AREA MAP



# ENERGY EFFICIENCY GRAPH



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