



## Penybryn

offers in the region of £300,000

- 1 1/4 Aches of Land
- Sought After Area
- Close to Swansea
- Potential
- Off Road Parking
- Garage
- Freehold
- Log Burner Installed
- EPC Rating: Awaited



 3  1  1





## About the property

Nestled in the desirable area of Gypsy Cross, this detached house offers a unique opportunity to create your dream home! Its prime location provides easy access to the stunning Gower Peninsula and convenient M4 links, blending rural charm and urban accessibility. The property features a traditional layout with a kitchen, dining room, lounge and bathroom on the ground floor, complimented with three bedrooms upstairs. The house brims with potential to become a beautiful, personalised place. Outside, the property offers a garage and parking and an additional 1 1/4 acres of land, offering endless possibilities for expansion or recreational use. Call the Gorseinon Branch to arrange a viewing.





## Accommodation

### Kitchen

10' 5" x 9' 2" ( 3.17m x 2.79m )

### Lounge

13' 3" x 11' 2" max ( 4.04m x 3.40m max )

### Dining Room

13' 3" x 10' 1" ( 4.04m x 3.07m )

### Shower Room

### Bedroom 1

9' 8" x 10' 7" ( 2.95m x 3.23m )

### Bedroom 2

9' 8" x 10' 6" ( 2.95m x 3.20m )

### Bedroom 3

6' 5" x 7' 3" ( 1.96m x 2.21m )

### Garage

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## Floorplan



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