



Llangorse Road, Penlan SWANSEA

offers over **£145,000**

- Three- Bedroom Semi-Detached Family Home
- Modern Throughout
- Enclosed Front and Rear Gardens
- Ground Floor W.C
- EPC Rating: D



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About the property

Situated on the sought-after Llangorse Road, this beautifully presented Semi-Detached three-bedroom family home offers modern living throughout.

The ground floor comprises a welcoming lounge, a separate dining room ideal for entertaining or family living, a contemporary kitchen, a convenient W.C downstairs, and a side annex/utility room providing additional storage space for convenience to any buyer.

Upstairs, the first floor features three well-proportioned, modern and well-kept bedrooms and a stylish family bathroom.

Externally, the property benefits from well-maintained enclosed front and rear gardens with a decked section, perfect for families or outdoor entertaining.

This home is ideal for those seeking comfortable, modern living in a well-designed and practical layout.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge

13' 11" x 10' 6" (4.24m x 3.20m)

Dining Room

10' 7" x 10' 1" (3.23m x 3.07m)

Annex/Utility Room

7' 2" x 6' 10" (2.18m x 2.08m)

Bedroom 1

13' 6" x 12' 4" (4.11m x 3.76m)

Bedroom 2

10' 11" x 10' 8" (3.33m x 3.25m)

Bedroom 3

9' 9" x 7' 3" (2.97m x 2.21m)

Bathroom

W/C