



## Penyrheol Road, offers over £240,000

- Close to M4
- Great School Catchment Area
- Good Sized Bedrooms
- Off Road Parking
- Large Garden
- EPC Rating: D



3 1 3



## About the property

Nestled in a charming location, this characteristic 3-bedroom end terrace cottage offers a delightful blend of traditional style and modern convenience. The property boasts off-road parking and a spacious rear garden, ideal for families or those who love outdoor living.

The ground floor features a cosy lounge, an additional sitting room, dining area, and a well-appointed kitchen, providing versatile living accommodation for day-to-day comfort and entertaining.

Upstairs, you'll find three generously sized bedrooms and a family bathroom, perfect for growing families or guests. The home also benefits from a cellar in the basement, offering additional storage or potential for further development.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

15' 6" Max x 8' 1" Max ( 4.72m Max x 2.46m Max )

#### Dining Room

9' 8" x 8' ( 2.95m x 2.44m )

#### Lounge/ Sitting Room

11' 4" Max x 14' 1" Max ( 3.45m Max x 4.29m Max )

#### Kitchen

15' 6" Max x 9' 8" Max ( 4.72m Max x 2.95m Max )

### First Floor

#### Landing

#### Bedroom One

14' Max x 14' 4" Max ( 4.27m Max x 4.37m Max )

#### Bedroom Two

9' 6" Max x 14' 1" ( 2.90m Max x 4.29m )

#### Bedroom Three

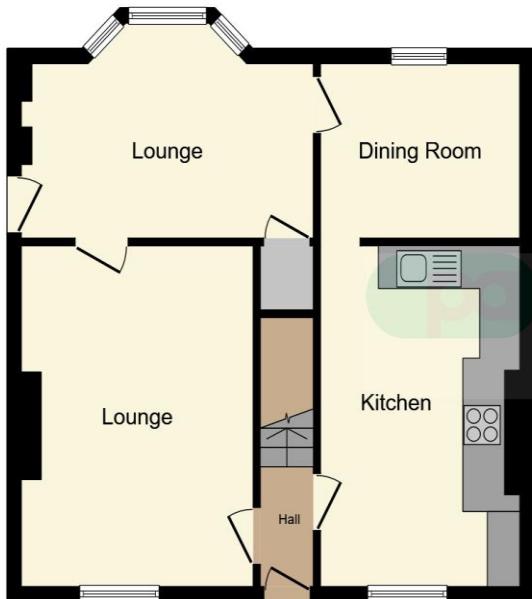
10' 4" x 8' 9" ( 3.15m x 2.67m )

#### Bathroom

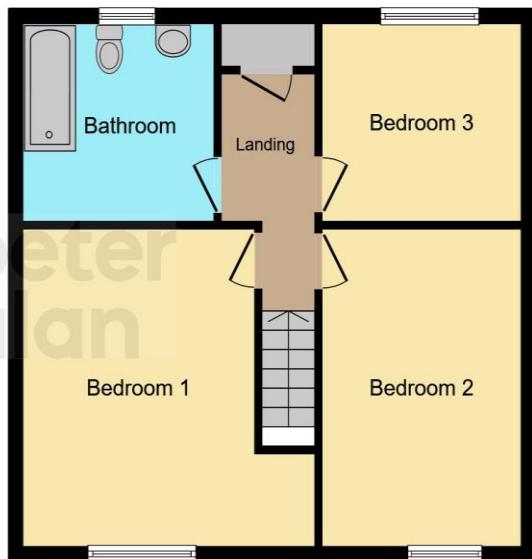
01792 894422

gorseinon@peteralan.co.uk

## Floorplan



Ground Floor



First Floor

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