

50 Pennard Drive,  
Southgate, Swansea,  
SA3 2DN

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# 50 Pennard Drive, Southgate, Swansea, SA3 2DN

Offers Over  
**£425,000**



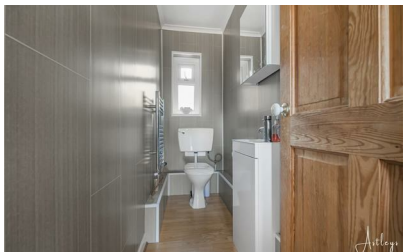
Enjoying a desirable position within the sought after village of Pennard, this detached family home is perfectly placed to embrace the best of the Gower lifestyle. Renowned beaches, scenic coastal walks and beautiful countryside are all within easy reach, while local schools, cafés and everyday amenities contribute to a strong sense of community. Swansea city centre is also conveniently accessible.

The accommodation is arranged over two floors and offers a practical layout for modern living. A welcoming entrance hall leads to the lounge and a spacious kitchen dining room, creating comfortable spaces for both everyday life and entertaining. A cloakroom completes the ground floor.

Upstairs, there are four bedrooms and a family bathroom, providing flexible accommodation for growing families or those working from home.

Outside, the property benefits from driveway parking, a garage and side access. The rear garden is arranged across two lawned levels, creating an attractive outdoor space with room to relax, play or entertain, all enclosed by fencing for a sense of privacy.

A well positioned family home combining comfortable accommodation with easy access to the exceptional coastline and countryside that make Gower such a special place to live.



### Entrance

Via a frosted double glazed PVC door into the hallway.

### Hallway

Stairs to the first floor. Door to the cloakroom. Door to the lounge. Door to storage cupboard. Radiator.

### Cloakroom

8'1" x 3'1"

Frosted double glazed window to the rear. Suite comprising; WC. Wash hand basin. Chrome heated towel rail.

### Lounge

19'1" x 16'6"

Set of double glazed windows to the front. Two radiators. Set of doors to the kitchen/dining room. Door to the kitchen dining room.

### Kitchen/Dining Room

9'2" x 23'0"

Set of double glazed windows to the rear. Frosted double glazed PVC door to the rear. Radiator. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integral oven and grill. Five ring gas hob with extractor hood over. Plumbing for washing machine. Space for tumble dryer. Space for dishwasher. Space for American style fridge freezer.

### First Floor

#### Landing

Loft access. Double glazed window to the side. Door to airing cupboard. Door to bathroom. Doors to bedrooms.

#### Bathroom

9'3" x 6'1"

Frosted double glazed window to the side. A well appointed suite comprising; bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail.

#### Bedroom One

10'11" x 13'4"

Set of double glazed windows to the front. Radiator.



**Bedroom Two**

9'3" x 12'10"

Set of double glazed windows to the rear, radiator.

**Bedroom Three**

7'6" x 9'4"

Set of double glazed windows to the rear. Radiator.

**Bedroom Four**

9'2" x 8'0"

Set of double glazed windows to the front. Radiator. Door to built in wardrobe.

**External****Front**

Driveway parking for two vehicles leading to the garage. Side access.

**Another Aspect****Aerial Aspect****Rear**

Raised lawned garden which has steps leading up to a further lawned area. Rear garden is bordered by fencing. Door to the garage.

**Garage**

17'9" x 8'2"

Via 'up & over' door.

**Services**

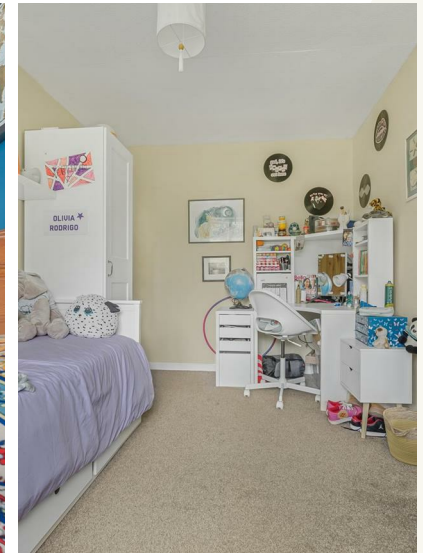
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - superfast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

**Council Tax Band**

Council Tax Band - F

**Tenure**

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 114.4 sq. metres (1231.1 sq. feet)

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Plan produced using PlanUp.