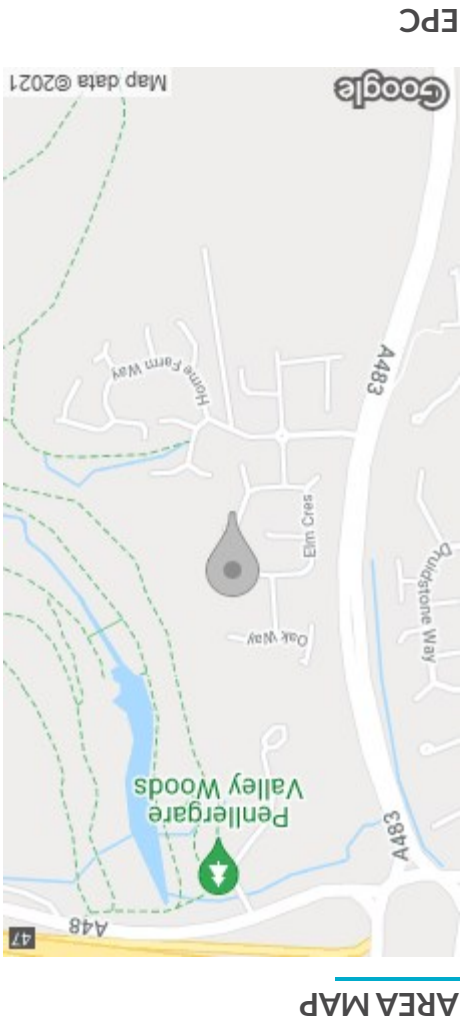


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Whilst every attempt has been made to ensure the accuracy of the program created here, measurements of doors, windows and other items are approximate and responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at any time.



79 Elm Crescent
 Parc Penllergaer Penllergaer, Swansea, SA4 9ZS
Offers In The Region Of £220,000



GENERAL INFORMATION

Introducing to the market this beautifully presented, detached, family home which provides an impressive arrangement of accommodation in immaculate order throughout. Only a detailed internal inspection will reveal the true beauty and overall quality of the accommodation provided which is further complimented by a gorgeous low maintenance garden and driveway. Standing proud in the popular Parc Penlleger area, this residence was purchased by the current owners from new and over the years has been lovingly cared for and sympathetically underwent a programme of investment and creativeness to convert the original garage into a reception room and storage room plus the additional benefit of a rear conservatory. Join me as you enter the property into the porch, from here you can take a left into the newly created reception room or continue forth into the family lounge. From the family lounge access is given to the kitchen and rear hallway. Whilst in the kitchen/dining area you note the awash of natural light beaming into the room thanks to the additional conservatory. The conservatory invites you to enjoy the rear garden. A storage room and cloakroom completes the ground floor accommodation. The first floor accommodation comprises: three bedrooms, one of which benefits from an en-suite shower room and a family bathroom. Externally, to the front of the property is a block paved driveway to house two cars and side access is given to the low maintenance rear garden. The rear garden provides the perfect setting point to enjoy a relaxing Summers evening reading,

FULL DESCRIPTION

Ground Floor

Enter VIA a uPVC double glazed door into:

Entrance Porch

Radiator. Wood effect flooring. Door into family lounge and reception room.

Reception Room/Sitting Room/Office/Teenage Lounge

11'6" x 7'8" (3.52 x 2.36)
UPVC double glazed window to front. Radiator. Wood effect flooring.

Family Lounge

UPVC double glazed window to front. Gas fire place with surround. Wood effect flooring. Door into inner hallway. Door into kitchen/dining area.

Kitchen/Diner

14'2" x 11'0" (4.33 x 3.37)
Fitted with an arrangement of wall and base units together with complementary work surface over inset stainless steel bowl sink and drainer with swan neck mixer tap over. 4 ring gas hob with built under oven and grill and chimney style extractor hood over. Under counter fridge. Wall unit housing wall mounted boiler. Space for a dining table. Tiled flooring. uPVC double door providing access to the rear garden. Double doors providing access to the conservatory. Radiator. UPVC double glazed window to rear.



Conservatory

9'5" x 10'8" (2.88 x 3.27)
Of uPVC construction. Bi-polycarbonate roof. Tiled flooring.

Inner Hallway

Stairs to first floor landing. Doors providing access to the cloakroom and storage room.

Storage Room

Vinyl flooring. Storage cupboard.

Cloakroom

Two piece suite comprising WC, wash hand basin with tiled splashback. Extractor fan. Vinyl flooring.

First Floor

Landing

Loft access. Fitted carpet. Doors providing access to the three bedrooms, airing cupboard and bathroom.

Bedroom 1

12'0" x 10'8" (3.66 x 3.26)
UPVC double glazed window to front. Radiator. Fitted carpet. Door into:

En-suite Shower Room

Three piece suite comprising WC, full pedestal wash hand basin and shower cubicle. uPVC double glazed obscure window to side. Wall mounted heated towel rail. Partly tiled walls. Vinyl flooring. Extractor fan.

Bedroom 2

10'4" x 8'0" (3.15 x 2.45)
UPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3

9'6" x 8'5" (2.90 x 2.59)
UPVC double glazed window to front. Radiator. Fitted carpet.

Family Bathroom

Three piece suite comprising WC, full pedestal wash hand basin and panelled bath with telephone style mixer tap. uPVC double glazed obscure window to rear. Partly tiled walls. Extractor fan.

External

Front

Block paved driveway parking for two vehicles, side access to the rear garden.

Rear

An immaculate fully enclosed garden providing a lawned area, stone chipped area and a decorative paved patio area with a mixture of decorative plants and mature shrubbery

