



145 Pennard Drive, Southgate, Swansea, City & County Of Swansea, SA3 2DW

£319,950

We are delighted to bring to the market this well presented four bedroom detached family home (with garage) in the ever-popular and desirable location of Pennard, Gower. The prestigious Hedgerows development is located at the rear of the property.

The accommodation comprises; hallway, lounge/dining room, kitchen, cloakroom and bedrooms three and four to the ground floor. To the first floor you have a shower room and bedrooms one and two. Externally to the front you have driveway parking for two vehicles leading to the garage, low maintenance gravel garden to the front, side access. To the rear you have a low maintenance rear garden comprising patio seating area with room for table and chairs, raised flowerbeds bordered by fencing and wall.

The property is situated in a convenient location for the local primary school, the walk to Three Cliffs Bay and also falls within the catchment for the highly regarded Bishopston Comprehensive School. In our opinion an ideal family home in a fantastic location. Freehold. EER-D58. NO CHAIN.

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor, door to the lounge/dining room, door to bedroom three, door to bedroom four, door to cloakroom, door to kitchen. Radiator.

Lounge/Dining Room 22'8" x 18'0" (6.911 x 5.496)



Two radiators. Double glazed window to the rear. Door to the kitchen. Set of double glazed sliding patio doors to the rear garden.

Lounge/Dining Room



Kitchen 11'11" x 9'9" (3.641 x 2.975)



Well-appointed with a frosted double glazed PVC door to the side. Double glazed window to the side. Running work surface incorporating a sink and drainer unit with mixer tap over, four ring gas hob with extractor hood over, integral oven and grill, space for fridge freezer, space for washing machine, space for dishwasher.

Kitchen



Cloakroom 7'1" x 3'5" (2.178 x 1.058)

Frosted double glazed window to the side, suite comprising low level wc, wash hand basin.

Bedroom Three 11'8" x 11'11" (3.572 x 3.654)



Double glazed window to the front. Radiator. Doors to built-in wardrobe.

Bedroom Four



Double glazed window to the front. Radiator.

First Floor

Landing

Door to airing cupboard. Door to the shower room. Doors to bedroom one and bedroom two.

Shower Room 6'8" x 7'10" (2.042 x 2.411)



Frosted double glazed window to the side, suite comprising walk in shower cubicle, low level wc, wash hand basin, chrome heated towel rail, extractor fan, tiled floor, tiled walls.

Bedroom One 15'10" x 12'6" (4.838 x 3.826)



Double glazed window to the rear. Radiator and doors built-in wardrobe and doors to eaves storage.

Bedroom One



Bedroom Two



Bedroom Two 11'9" x 12'4" (3.585 x 3.765)



Double glazed to the front. Radiator, built-in wardrobes, door to eaves storage.

External

Front

To the front, you have driveway parking for two vehicles leading to the garage, low maintenance gravel garden to the front, side access.

Rear

To the rear you have a low maintenance rear garden comprising patio seating area with room for table and chairs, raised flowerbeds bordered by fencing and wall.

Rear Garden



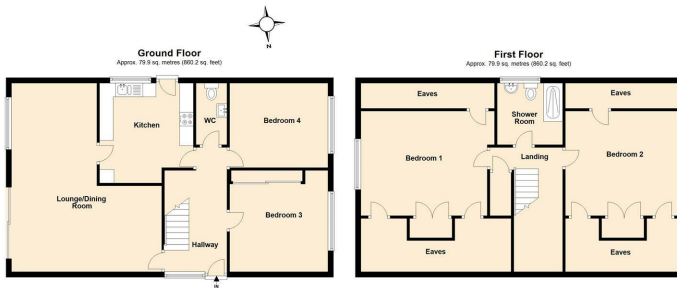
Rear Garden



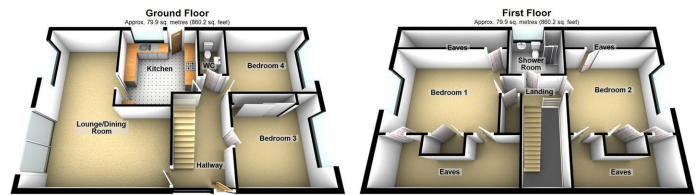
Tenure

Freehold.

Floor Plan



Total area: approx. 159.8 sq. metres (1720.5 sq. feet)

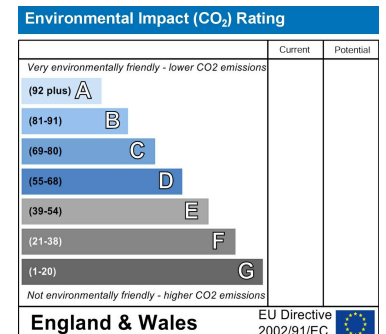
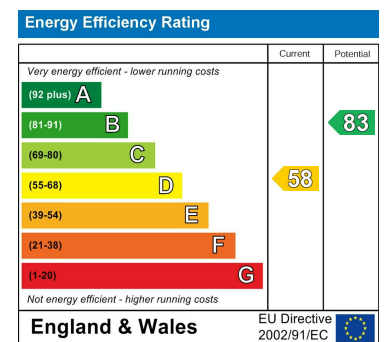


Total area: approx. 159.8 sq. metres (1720.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.