

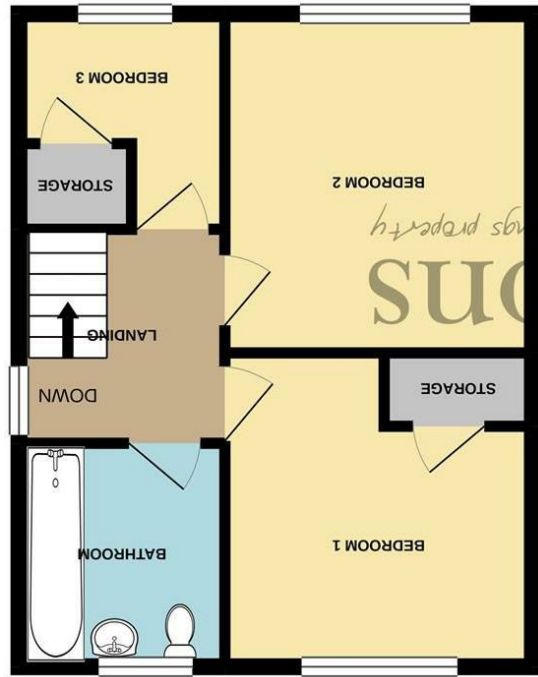
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



9 Pencoed
 Dunvant, Swansea, SA2 7PQ
 £195,000



GENERAL INFORMATION

A very well presented three bedroom semi detached property in the ever popular area of Dunvant. Ideally situated at the end of a quiet cul-de-sac and within popular schools catchments, including Olchfa Comprehensive School. Nearby Killay Precinct homes plenty of local shops, café, pubs and parks and is a hugely desirable area. The property comprises: Hallway, living room, dining room, kitchen, three bedrooms and bathroom. Front and generous sized rear garden. Driveway parking and a garage. Double glazing throughout and gas central heating. Early viewing is highly recommended as quick sale is anticipated. No onward Chain. EPC-D

FULL DESCRIPTION

Ground Floor

Hallway

The property is entered via a double glazed glass panel door to the front. Radiator. Stairs leading up to the first floor. Door into:

Living Room

13'9" x 12'9" (4.2 x 3.9)

Double glazed window to the front. Chimney breast with recess and attractive tiled hearth. Radiator. Wood effect flooring. Archway leading to:



Dining Room

10'9" x 9'2" (3.3 x 2.8)

Double glazed sliding doors leading out onto the rear garden. Radiator. Wood effect flooring continued through from the living room. Door into:

Kitchen

12'5" x 7'2" (3.8 x 2.2)

Fitted with a range of wall and base units with complementary work surfaces incorporating ceramic sink with drainer and mixer tap. Inset electric oven with gas hob and extractor hood above. Plumbed for a dishwasher and washing machine. Space for a low level fridge. Wall mounted gas combi boiler. Ceramic tiled flooring. Walls tiled from floor to ceiling. Radiator. Double glazed windows to the side and rear. Double glazed door leading out onto the rear garden.

First Floor

Landing

Double glazed window to the side. Loft access hatch with pull down ladder. NB: the loft is fully boarded with lighting.

Bedroom One

12'9" x 9'10" (3.9 x 3.0)

Double glazed window to the front. Radiator.

Bedroom Two

10'5" x 10'2" (3.2 x 3.1)

Double glazed window to the rear offering hillside views. Radiator. Door into airing cupboard housing open shelving and radiator.

Bedroom Three

7'2" x 6'2" (2.2 x 1.9)

Double glazed window to the front. Radiator. Doors to built in storage cupboard. Currently used as an office.

Bathroom

6'6" x 6'2" (2.0 x 1.9)

Three piece suite comprising WC, pedestal wash hand basin and P-shaped panelled bath with electric shower over and glass side screen. Stripped floorboards. Walls tiled from floor to ceiling.

Externally

Front

A garden laid to lawn with mature shrubs. A driveway providing parking for several vehicles and offering access to the garage and the rear garden.

Rear

Patio area adjacent to the property with steps leading down to a further paved seating area and a lawn. Large raised decked area. Side access to the garage and gated pedestrian access to the front. NB: the garage is in sound order throughout and has power and lighting.

