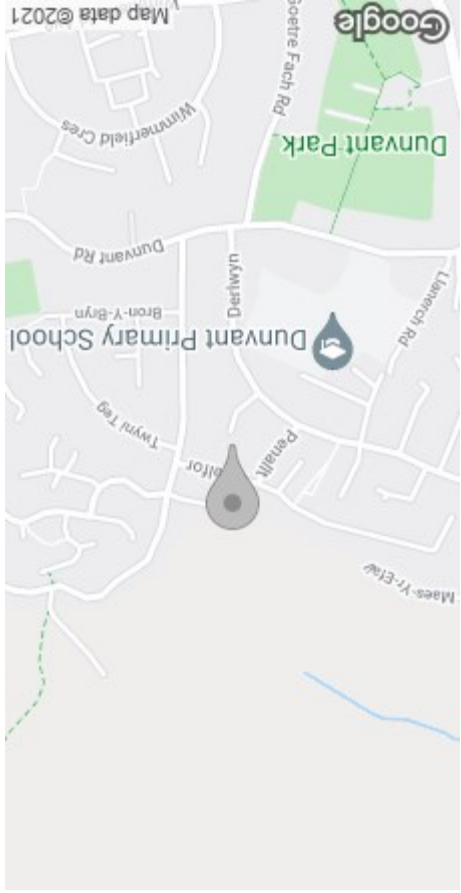


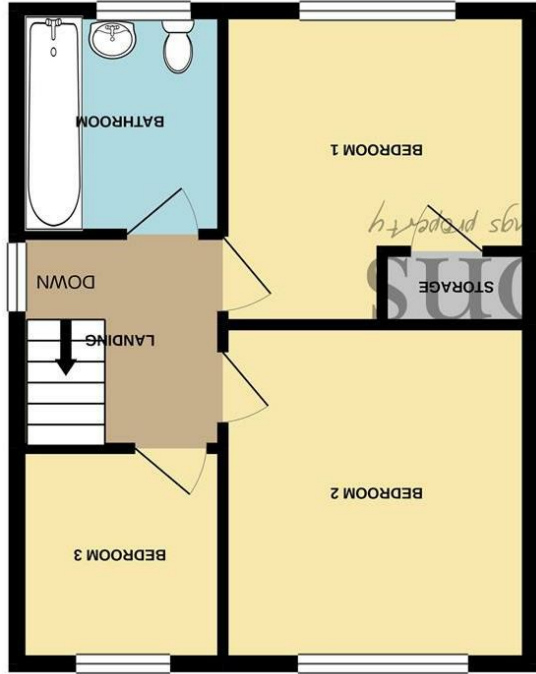
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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 as to their operability or efficiency can be given.
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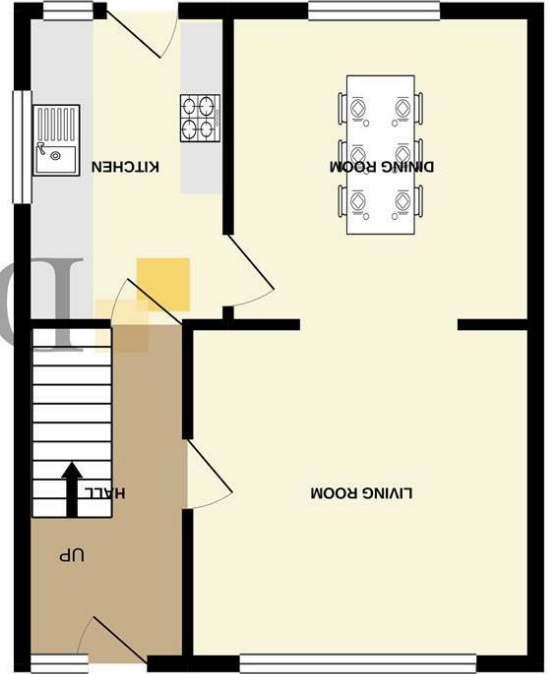
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



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



GENERAL INFORMATION

A well presented semi detached family home in the sought after area of Dunvant. Ideally set to take advantage of all local amenities as well as enjoying good road links to both Swansea city centre and the ever popular Gower Peninsula. In a prime spot with a lovely landscaped rear garden, this property won't be on the market for long. Briefly comprising hallway, lounge open to dining room, kitchen, three bedrooms and a modern bathroom. The property benefits from driveway parking for several vehicles and a detached garage. Viewing is highly recommended. EPC-E

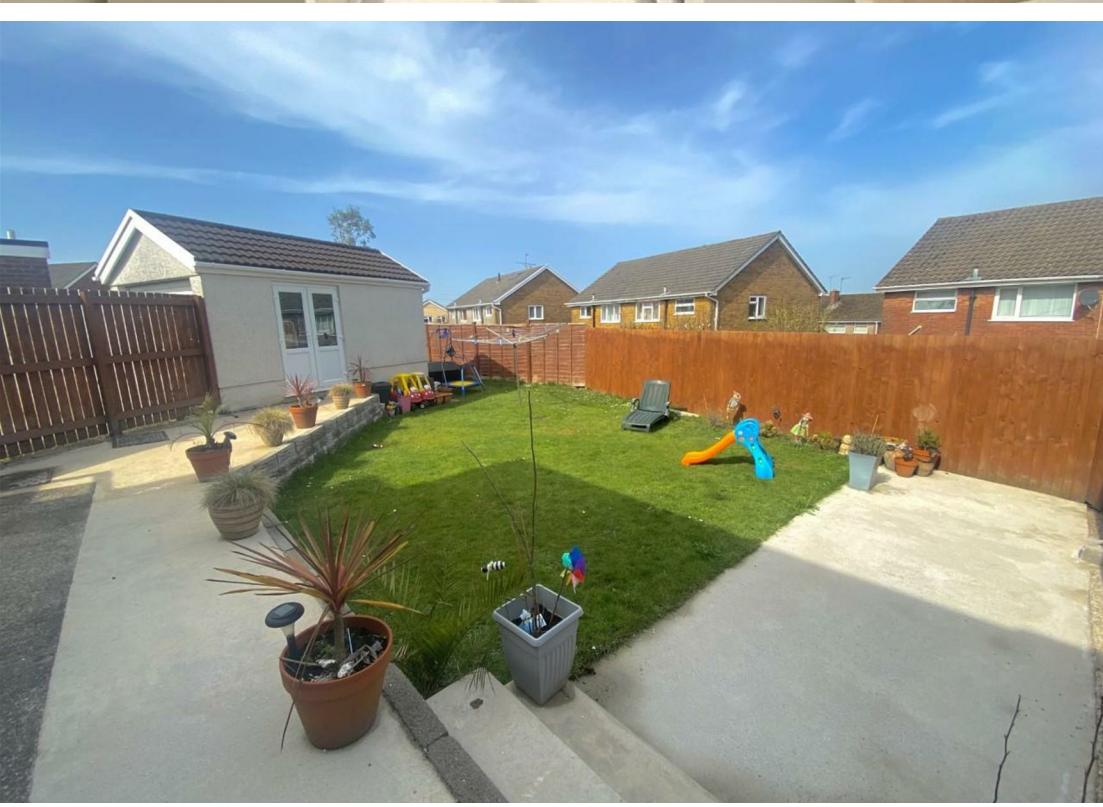


FULL DESCRIPTION

Ground Floor

Hallway

The property is entered via a new composite door with obscured UPVC panel to side. Stairs leading up to the first floor with under stairs storage cupboard. Radiator. Oak flooring. Door into:



Kitchen

10'0" x 7'8" (3.05 x 2.34)

Fitted with a range of matching wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink unit and drainer. Space for a washing machine and fridge freezer. UPVC double glazed window to the side. UPVC double glazed door leading out onto the rear garden. Door into:

Lounge

14'5" x 10'2" (4.40 x 3.12)

UPVC double glazed window to the front. Feature fireplace. Oak with wooden surround and marble hearth. Oak flooring. Open to:

Dining Room

10'9" x 8'11" (3.30 x 2.72)

UPVC double glazed window to the rear. UPVC double glazed door leading out onto the rear garden. Oak flooring.

First Floor

Landing

UPVC double glazed window to the side. Loft access hatch. Doors into:

Bathroom

Three piece suite comprising curved bath with shower over and glass side screen, pedestal wash hand basin and low level WC. Heated towel rail. Tiled walls and flooring. UPVC double glazed obscure glass window to the rear,

Bedroom One

13'1" x 9'10" (3.99 x 3.00)

UPVC double glazed window to the front. Radiator.

Bedroom Two

10'9" x 9'8" (3.28 x 2.97)

UPVC double glazed window to the rear. Airing cupboard housing the gas central heating boiler. Radiator.

Bedroom Three

10'0" x 6'7" (3.05 x 2.01)

UPVC double glazed window to the front. Storage cupboard. Radiator.

Externally

Front

A garden laid to lawn with a driveway providing parking for several vehicles leading to detached garage.

Rear

An enclosed, landscaped garden laid to lawn with a paved patio boasting partial countryside views