



## **32 Prescelli Road, Penlan, Swansea, SA5 8AF**

**£129,950**

A three bedroom semi detached home, situated conveniently for local schools, leisure facilities, shops and amenities. The accommodation comprises to the ground floor of an entrance hall, lounge, dining area, kitchen and side porch. There are three bedrooms and a wet room on the first floor. The property benefits from gas heating, double glazing and front and rear gardens. This lovely home is an ideal first or family home and viewing is recommended. EPC Rating - E.

## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via double glazed door to front, staircase to first floor, radiator.

#### Lounge 14'1" x 12'10" (4.30m x 3.92m)



Double glazed window to front, electric fire set in surround, laminate flooring, radiator, open plan to the dining area.

#### Dining Area 10'1" x 10'6" (3.07m x 3.20m)



Double glazed french doors to garden, laminated flooring, radiator.

#### Kitchen 10'1" x 10'0" (3.07m x 3.04m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, coved ceiling, door to side porch.

#### Side Porch

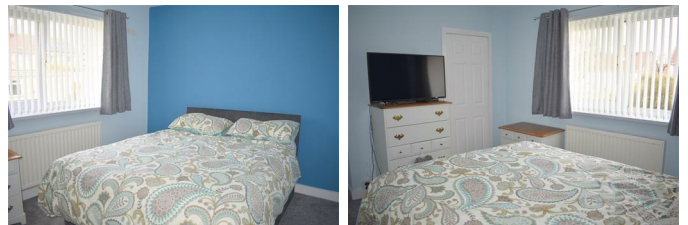
Double glazed door to front, door to rear garden, wc, storage area.

#### First Floor

#### Landing

Double glazed window to side, access to loft.

#### Bedroom 1 10'4" x 13'10" (3.16m x 4.22m)



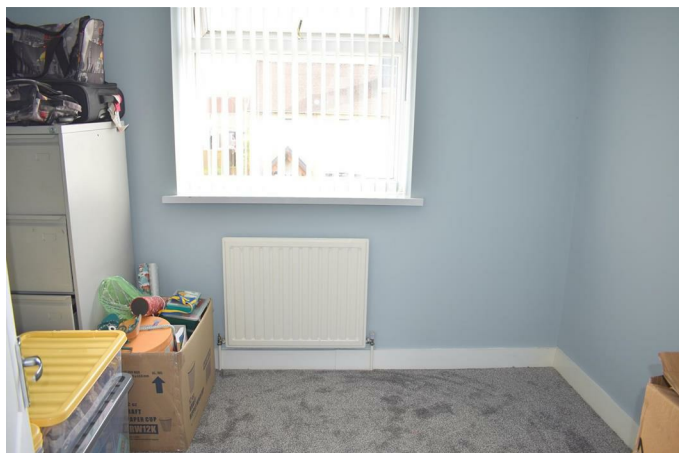
Double glazed window to rear, door to storage cupboard, housing the boiler, radiator.

#### Bedroom 2 10'9" x 10'9" (3.28m x 3.27m)



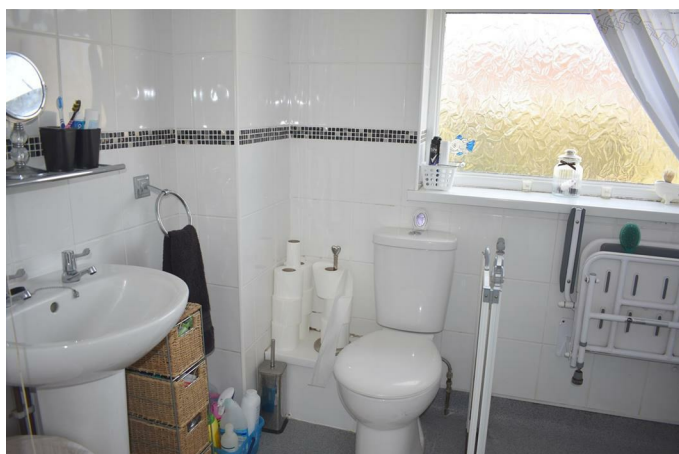
Double glazed window to front, built-in cupboards, radiator.

### Bedroom 3 7'7" x 9'7" (2.32m x 2.91m)



Double glazed window to front, radiator.

### Wet Room



Three piece suite comprising shower area, wash hand basin and WC. Tiled walls, frosted double glazed window to rear, radiator.

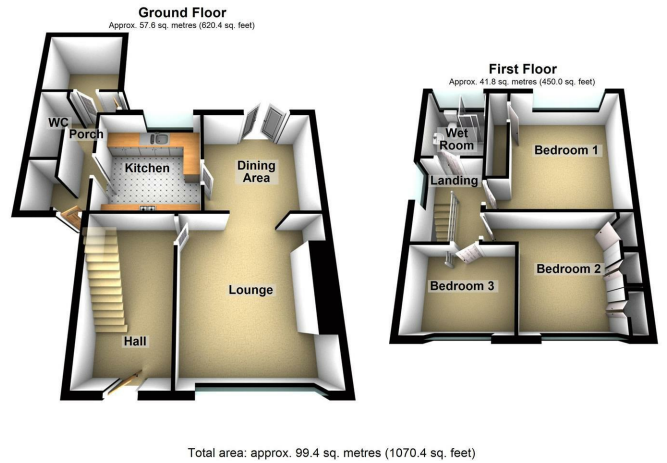
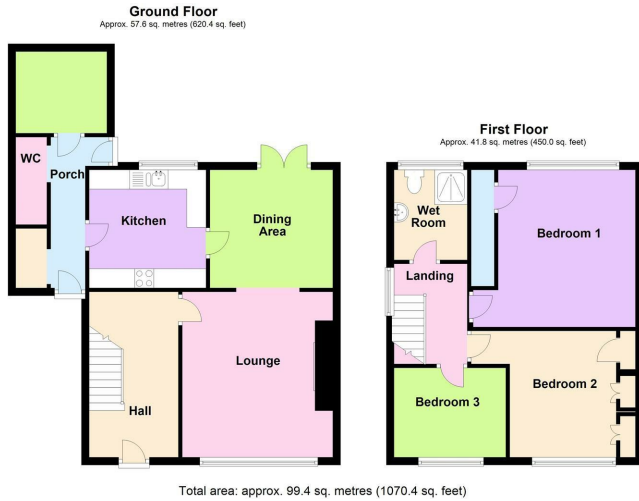
### External



To the front of the property is a lawned garden.

The rear is enclosed and paved.

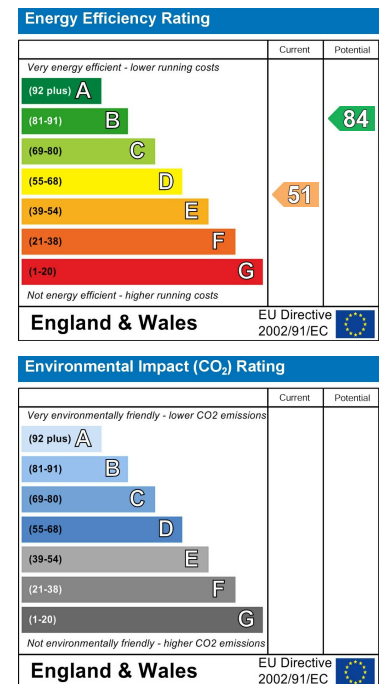
## Floor Plan



## 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.