



23 Pen Y Garn, Pentrechwyth, Swansea, SA1 7EP

£139,950

We have pleasure in offering for sale this well presented and modern end link first home.

The accommodation comprises of an entrance porch, lounge and a kitchen/breakfast room on the ground floor. On the first floor you will find two double bedrooms and a bathroom. This lovely home benefits from gas central heating, double glazing, driveway, garage and an enclosed rear garden. Conveniently situated for the M4, City Centre, Morfa Retail Park and amenities. Viewing is highly recommended. EPC Rating - C.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to front, radiator, door into lounge.

Lounge 10'11" x 12'7" (3.34m x 3.84m)



Double glazed window to front, electric coal effect fire set in surround, laminated flooring, radiator, staircase to first floor.

Another Aspect Of The Lounge



Kitchen/Breakfast Room 12'7" x 12'7" (3.84m x 3.84m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker with electric points for cooker, wall mounted boiler, under-stairs storage cupboard, radiator, double glazed window to rear, double glazed door to rear leading to the garden.

Another Aspect Of The Kitchen/Breakfast Room



First Floor

Landing

Access to loft.

Bedroom 1 9'0" x 12'7" (2.75m x 3.84m)



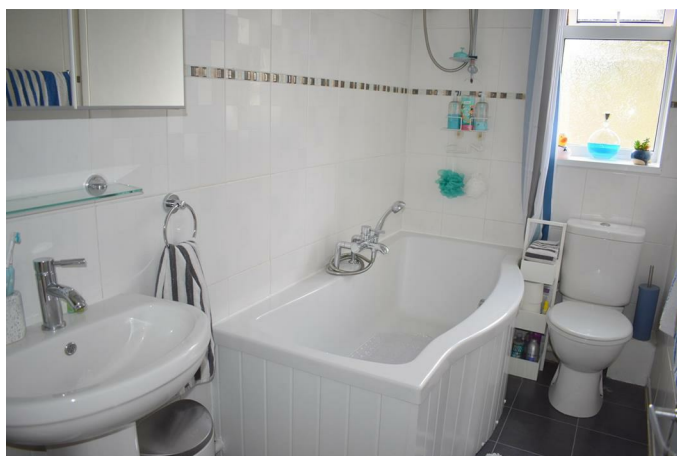
Double glazed window to front, radiator.

Bedroom 2 10'0" x 12'7" (3.05m x 3.84m)



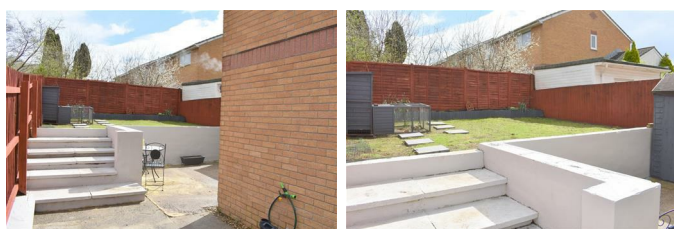
Double glazed window to rear, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls, heated towel rail, airing cupboard housing the hot water tank, frosted double glazed window to side.

External

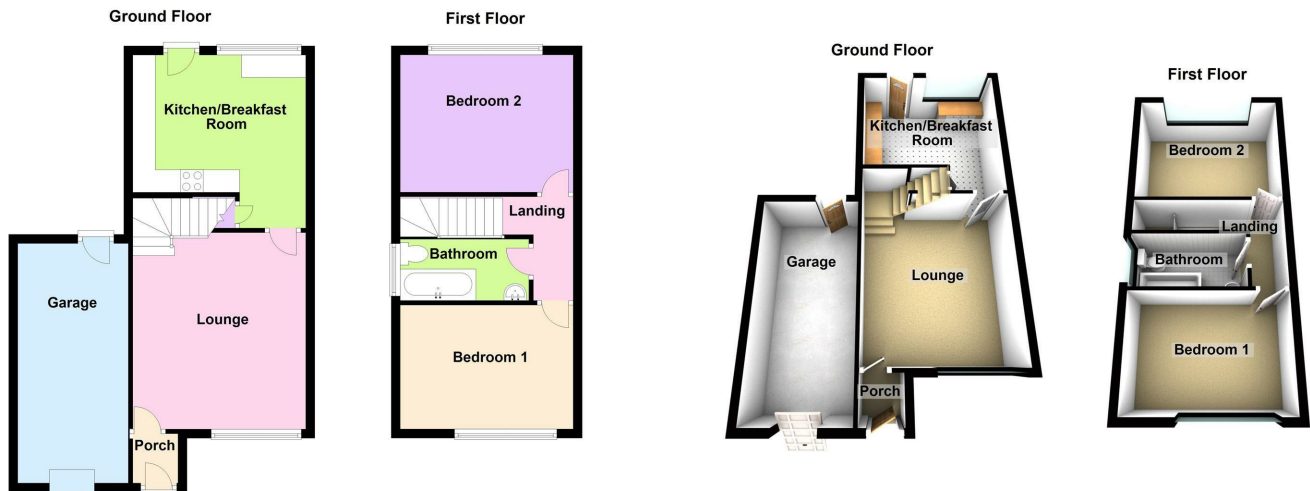


To the front of the property is a lawned garden and driveway leading to the garage and further parking for another three vehicles.

The rear garden is enclosed with a patio area and steps to a lawned garden.

External

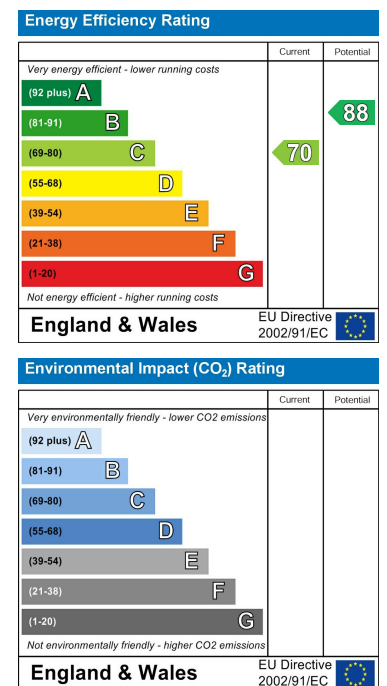
Floor Plan



Area Map



Energy Efficiency Graph



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