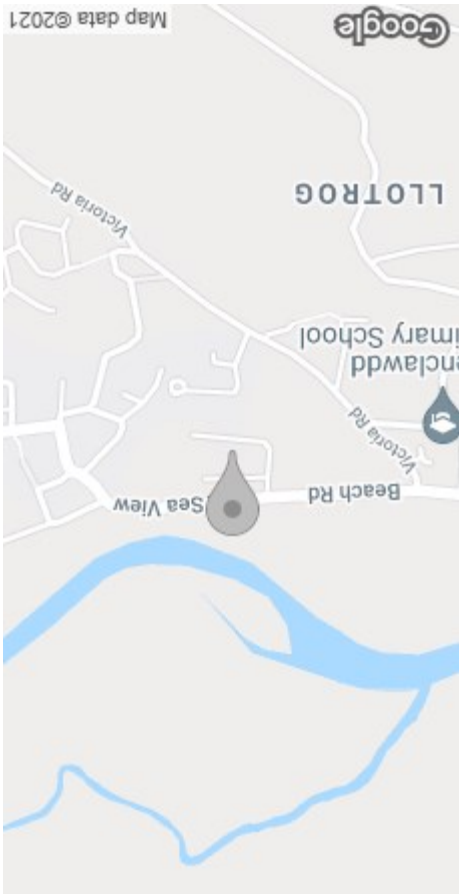


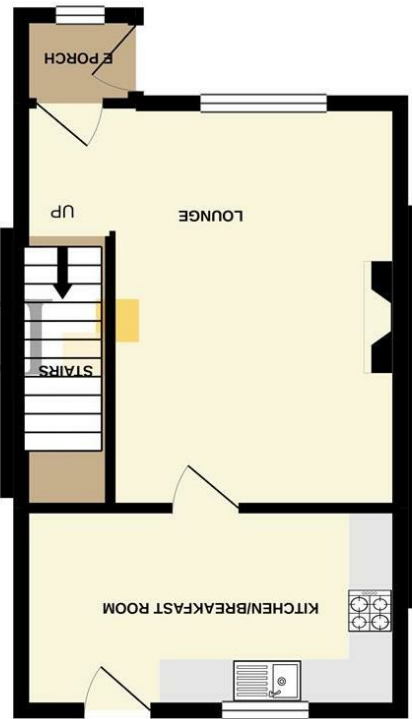
EPC



AREA MAP



1ST FLOOR
319 sq. ft. (29.7 sq.m.) approx.



GROUND FLOOR
329 sq. ft. (30.6 sq.m.) approx.

FLOOR PLAN



43 Cae Folland
Penclawdd, Swansea, SA4 3YJ
£169,950



GENERAL INFORMATION

An attractive mid terraced property set in the heart of Penclawdd, ideally situated to take advantage of the estuary walks, local amenities and everything else North Gower offers. The accommodation comprises entrance porch, living room, kitchen, two bedrooms and a bathroom. Externally, the property has a level patio garden laid to chippings with a range of shrubs. Parking for two cars at the side. Early viewing is highly recommended EPC-C

FULL DESCRIPTION

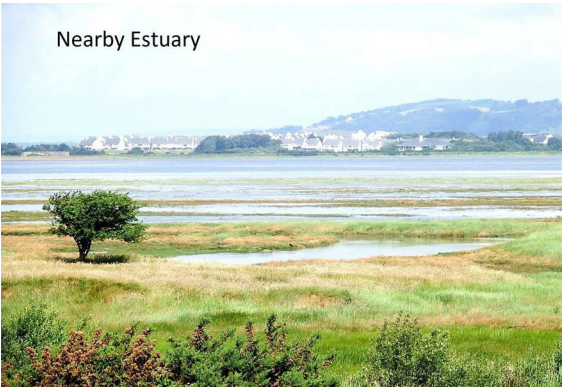
Ground Floor

Entrance Porch

The property is entered via a uPVC double glazed door. uPVC double glazed window to the front. Wall mounted electric heater. Laminate flooring. Door to:

Living Room

14'11" x 13'10" (4.57 x 4.23)
uPVC double glazed bow window to the front. Wall mounted electric heater. Stairs to first floor. Wood flooring. Door to:



Kitchen/Breakfast Room
13'10" x 7'6" (4.23 x 2.29)

Fitted with a range of wall, base and drawer units with complementary work surface incorporating stainless steel sink unit with drainer and mixer tap. Space for a cooker and washing machine. Space for a dining table and chairs. Wall mounted electric heater. Tiled splash back. Wood flooring. uPVC double glazed window to the rear. uPVC double glazed door leading out onto the rear garden.

First Floor

Landing

Loft access hatch. Doors to all rooms:

Bedroom One

11'10" x 10'5" (3.63 x 3.18)
uPVC double glazed window to the front. Built in wardrobe. Airing cupboard. Wall mounted electric heater.

Bedroom Two

10'9" x 10'7" (3.28 x 3.23)
uPVC double glazed window to the rear. Wall mounted electric heater.

Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over and glass side screen. Partly tiled walls. Tiled floor. uPVC double glazed obscure glass window to the rear.

Externally

Front

A low maintenance garden laid with chippings and a border planted with mature shrubs.

Side

Two allocated parking spaces.

Rear

An enclosed patio garden laid with chippings with a range of scrubs.

