



302 Pentregethin Road, Gendros, Swansea, SA5 8AN

£179,950

A fabulous three bedroom semi detached property which has been completely renovated from top to bottom and re-furnished to an exceptionally high standard with a modern, contemporary style throughout which offers great first/family home.

The accommodation to the ground floor comprises of an entrance porch, hallway, lounge and kitchen/dining room. To the first floor you will find three bedrooms and a three piece shower room.

The property has an a driveway providing off road parking and an enclosed garden. Set conveniently for the City Centre and amenities, viewing is absolutely essential. EPC Rating - TBC.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to front, frosted double glazed window to front and side.

Hall



Staircase to first floor with understairs storage cupboard, tiled flooring, radiator.

Lounge 10'11" x 11'3" (3.33m x 3.43m)



Double glazed bay window to front, radiator.

Kitchen/Dining Room 10'8" x 17'6" (3.26m x 5.34m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, cupboard with plumbing for washing machine and tumble dryer, space for fridge/freezer, built-in electric oven, built-in electric hob with extractor hood over, tiled flooring, double glazed windows to side and rear, double glazed door leading to the rear garden.

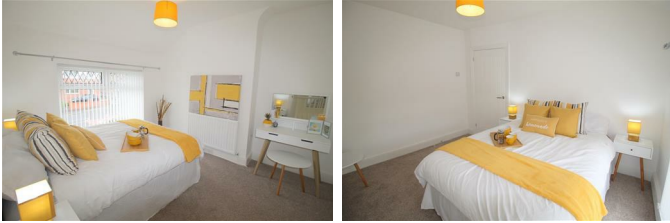
First Floor

Landing 7'9" x 6'9" (2.37m x 2.05m)



Double glazed window to side, access to loft.

Bedroom 1 11'10" x 10'6" (3.61m x 3.19m)



Double glazed window to front, radiator.

Bedroom 2 10'3" x 10'6" (3.13m x 3.19m)



Double glazed window to rear, radiator.

Bedroom 3 7'9" x 7'1" (2.37m x 2.15m)



Double glazed window to front, radiator.

Shower Room



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

External



To the front of the property is a driveway providing off road parking with side access leading to the rear garden.

The rear garden is enclosed with a lawned garden with a block built garden shed.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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