



## 40 Penplas Road, Blaenymaes, Swansea, SA5 5PJ

SEMI DETACHED PROPERTY SITUATED CLOSE TO THE M4 MOTORWAY. Comprising lounge/ dining room, leading to lean to sun room and fitted kitchen to the ground floor. There are two bedrooms and bathroom to the first floor. Benefits: uPVC double glazing, gas central heating, enclosed patio rear garden and front gardens. Situated close to Fforestfach retail park and local amenities No chain. EPC-D.



**Best Offers Over £72,000**

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## **ENTRANCE**

The property is entered via a Upvc glass panelled front door opening into:-

## **PORCH**

Upvc double glazed window to side, part tiled walls, wooden door into:-

## **HALLWAY**

Radiator, stairs to first floor.

## **INNER PORCH**

Upvc glass panelled door to rear.

## **KITCHEN 5.32 X 2.16 (17'5" X 7'1")**

Fitted with a range of base and drawer units with corresponding work surfaces over, single drainer sink unit with mixer tap over, plumbed for washing machine, radiator, Upvc double glazed window to side, Upvc double glazed window to front.

## **LOUNGE/DINING ROOM 5.29 X 3.01 (17'4" X 9'11")**

Upvc double glazed patio doors to rear opening into a lean to sunroom, feature fire place, radiator.

## **LANDING**

Upvc double glazed window to side, loft access.

## **BEDROOM 1 4.77 X 2.90 (15'8" X 9'6")**

Upvc double glazed window to rear, coved ceiling, storage cupboard, radiator.

## **BEDROOM 2 3.55 X 3.16 (11'8" X 10'4")**

Upvc double glazed window to rear, storage cupboard housing a boiler, radiator.

## **BATHROOM**

Three piece suite comprising of low level w.c, pedestal wash hand basin, panelled bath with shower over, tiled walls, chrome radiator, Upvc double glazed window to side.

## **EXTERNAL**

## **FRONT AND SIDE GARDEN**

The front garden is laid to lawn, there is a driveway and the side garden has a patio area.

## **REAR GARDEN**

There is an enclosed patio area and a brick built storage shed.

**TENURE:** Freehold

**COUNCIL TAX:** A

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
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Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

