



**211 Peniel Green Road,  
Llansamlet SA7 9BA**

**Offers in the region of £199,995**

**Beautifully Presented Family Home  
Generous Accommodation  
Off Road Parking  
Enclosed Rear Garden  
EER : D63**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(10-100) <b>A</b>		
(81-91) <b>B</b>			(91-100) <b>B</b>		
(69-80) <b>C</b>			(81-90) <b>C</b>		
(55-68) <b>D</b>			(71-80) <b>D</b>		
(43-54) <b>E</b>			(61-70) <b>E</b>		
(31-42) <b>F</b>			(51-60) <b>F</b>		
(1-30) <b>G</b>			(41-50) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**KJ/DT/62812/080519**

### **DESCRIPTION**

A beautiful example of a period property with a modern twist, this spacious family home has been sympathetically updated to a lovely standard by the current owners allowing the incoming purchaser the opportunity to move in and start living.

The property boasts three reception rooms, en-suite bathroom to master and further family shower room, off road parking and a great sized enclosed rear garden with fantastic views.

In terms of location, the property has the benefit of excellent access/links to the M4 Motorway (J44) for commuting purposes, as well as easy access to Swansea City Centre and Neath Town Centre (both within an approximate 5 mile radius).

### **ENTRANCE HALL**

Enter via double glazed door, coving to ceiling, stairs to first floor.

### **RECEPTION ROOM 1**

14'6 x 14'6 / 11' (4.42m x 4.42m / 3.35m)

Double glazed window to front, radiator, coving to ceiling, oak beam fireplace with electric log burning stove on tiled hearth, shelving into alcoves, glazed door into kitchen.

### **RECEPTION ROOM 2**

14'6 x 14'6 / 11' (4.42m x 4.42m / 3.35m)

Enter via wooden glazed door, double glazed window to front, radiator, picture rails, coving to ceiling.

### **RECEPTION ROOM 3 & DINING AREA**

22'4 x 11'4 (6.81m x 3.45m)

Reception area with two obscure double glazed window to side, double glazed patio door to rear, radiator, coving to ceiling through to the dining room area with coving to ceiling, radiator and door to:

### **UTILITY AREA**

Shelving and storage area, plumbing for washing machine, steps down to:

### **KITCHEN**

10' x 8'6 (3.05m x 2.59m)

Two double glazed windows to side, double glazed window to rear, part tiled walls, tiled floor. A range of base and wall units with roll top work surfaces and tiled splash-back. Gas hob, integrated electric oven with extractor fan, stainless steel sink with drainer and mixer tap.

### **STAIRS TO FIRST FLOOR**

### **BEDROOM 1**

11'8 x 10'9 (3.56m x 3.28m)

Double glazed window to rear, radiator, coving to ceiling, door to:

### **EN-SUITE BATHROOM**

Double glazed window to rear. Suite comprising of panel bath with shower attachment, vanity wash hand basin, cupboard housing the boiler, tiled walls, surround sound.

### **BEDROOM 2**

14'7 x 12' (4.45m x 3.66m)

Double glazed window to front, coving to ceiling, radiator.

### **BEDROOM 3**

14'5 x 8'3 (4.39m x 2.51m)

Double glazed window to front, coving to ceiling, radiator.

### **BEDROOM 4**

8'5 x 6'6 (2.57m x 1.98m)

Double glazed window to front, coving to ceiling, radiator.

### **FAMILY SHOWER ROOM**

Obscure double glazed window to side. Suite comprising of Shower cubicle, low level WC, vanity wash hand basin, tiled walls, tiled floor, heated towel rail, spot-lights to ceiling.

### **EXTERNALLY**

To the front of the property there is off road parking for 2 vehicles with gated pedestrian access and a path to the rear. There is side access to to the rear with patio doors leading to a patio area with steps down to a lawned area edged with mature shrubs and trees. There is a further patio area ideal for entertaining with views

### **SERVICES**

We are advised that mains services are connected to the property.

### **VIEWING**

By appointment with the selling Agents on 01792 311910 or e-mail [morrison@johnfrancis.co.uk](mailto:morrison@johnfrancis.co.uk)

### **OUR OFFICE HOURS**

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

### **TENURE**

We are advised that the property is Freehold

### **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

### **DIRECTIONS**

From Junction 44 M4 Motorway at Lon Las proceed straight ahead onto Peniel Green Road where the property will be located on the left hand side.