



**SMITHS**  
SALES & LETTINGS



**61 Penymor Road, Swansea, SA5 7EE**  
**Offers Over £90,000**

THREE BEDROOM HOME in CUL DE SAC LOCATION with terraced gardens and FAR REACHING VIEWS towards THE LIBERTY STADIUM, KILVEY HILL & SWANSEA BAY.

The property features a LARGE OPEN PLAN LOUNGE DINER with PATIO DOORS to the REAR GARDEN, GAS FIRED CENTRAL HEATING and FULL PVCu DOUBLE GLAZING. Also benefits from INCOME GENERATING SOLAR PANELS which are OWNED OUTRIGHT.

Suitable as a FIRST TIME BUY or INVESTMENT PROPERTY. ASK US ABOUT THE RENTAL POTENTIAL!

WALK THROUGH IN 3DVR NOW!

[www.smithshomes.com](http://www.smithshomes.com)

### Hallway

10'5" x 5'10" (3.20 x 1.79)



Comprising PVCu external door, fitted carpet, radiator and understairs cupboard.

### Lounge Diner

21'5" x 12'7" (6.55 x 3.84)



Spacious open plan living area with fitted carpet, two radiators, tv point, phone point, cable box, dual aspect PVCu windows & patio doors.

### Kitchen

11'1" x 9'3" (3.39 x 2.84)



With tile effect laminate flooring, a range of wooden units & worktops, stainless steel sink, tall radiator, PVCu windows & external door.

### Landing

7'3" x 5'10" (2.23 x 1.80)



Comprising fitted carpet, PVCu window and doors to the bathroom & bedrooms.

### Bathroom

7'8" x 5'5" (2.34 x 1.66)



With tile effect laminate flooring, dual aspect PVCu windows, wall mounted boiler, radiator, shower over bath, sink & WC.

### Bedroom One

12'9" x 9'1" (3.89 x 2.77)



Double bedroom featuring mirrored fitted wardrobe, radiator, fitted carpet and PVCu windows with views to the rear.

### Bedroom Two

12'2" x 8'1" (3.71 x 2.47)



Second double bedroom with fitted carpet, fitted wardrobe, built in storage cupboard, radiator and PVCu windows to the front aspect.

### Bedroom Three

8'7" x 8'0" (2.64 x 2.45)



Comprising a range of fitted storage units and bed, radiator, fitted carpet and PVCu windows to the front aspect.

### External



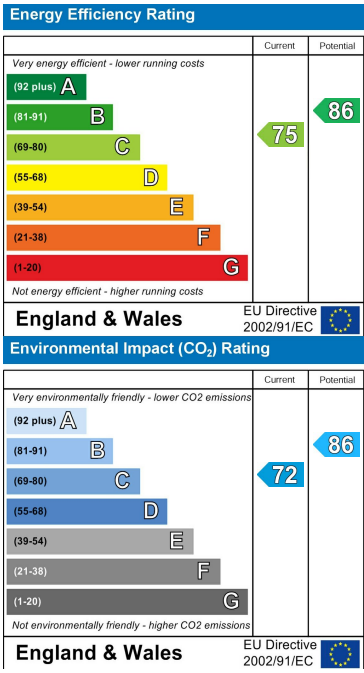
The property is set below road level and benefits from a cul-de-sac location with semi-rural and partial sea views to the rear. Gardens comprise a range of terraces on several levels, a raised deck and a storage building to the lower garden.



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

28 Castle Street, Swansea, SA1 1HY  
T: 01792 465822 E: info@smithslettings.com

