



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.







A four bedroom semi detached family home set in a quiet cul-de-sac location in Penclawdd, within walking distance from local shops, amenities and schools, a short drive from the beautiful beaches of Gower and with good road links to the M4 motorway. Accommodation comprises; Porch, Entrance hallway, lounge, reception room, kitchen/breakfast room to the ground floor. To the first floor are four bedrooms, bathroom and a shower room. The property also benefits from gas central heating, double glazing throughout, driveway providing off road parking and front and rear gardens. NO CHAIN. EPC-C

#### Entrance

Via double glazed door into:

#### Porch

Wooden door and glass panel window into:

#### Hallway

Radiator. Doors to::

#### Lounge 3.25m x 3.19m (10'8" x 10'6")

Double glazed window to front. Radiator.

#### Reception Room 5.06m x 2.39m (16'7" x 7'10")

Double glazed window to front. Radiator.

#### Kitchen/Breakfast Room 7.87m max x 4.15m (25'10" max x 13'7")

Fitted with a range of wall, base and drawer units with work surfaces over incorporating one and a half bowl sink unit and drainer with mixer tap. Range style cooker with double oven and grill. Dual fuel eight ring gas hob with extractor fan over. Space for washing machine and fridge freezer. Wood effect vinyl flooring. Radiator. Double glazed window to rear with partial estuary views. Double glazed doors leading out onto patio garden.

#### First Floor

#### Landing

Doors to:

#### Bedroom One 4.71m x 2.56m (15'5" x 8'5")

Double glazed window to front. Radiator.

#### Shower Room 2.13m x 1.66m (7'0" x 5'5")

Double glazed frosted glass window to rear. Free standing shower with glass panelled doors. Wash hand basin set into vanity unit. Low level WC.

#### Bathroom 2.26m x 1.68m (7'5" x 5'6")

Double glazed frosted glass window to rear. Radiator. Three piece suite comprising low level WC, bath and pedestal wash hand basin. Tiled floor to ceiling. Vinyl flooring.

#### Bedroom Two 3.49m x 3.21m (11'5" x 10'6")

Double glazed window to rear. Radiator. Fitted sliding glass panel wardrobes.

#### Bedroom Three 3.50m x 2.84m (11'6" x 9'4")

Double glazed window to front. Radiator. Fitted wardrobes.

#### Bedroom Four 2.29m x 2.06m (7'6" x 6'9")

Double glazed window to front. Radiator.

#### Externally

#### Front

Garden partly laid to lawn and providing driveway parking.

#### Rear

Patio garden with partial estuary views.

