



84 Pennard Road, Pennard, Swansea, SA3 2AA
£749,000

Set within a desirable location on the edge of Pennard stands this charming property. This delightful four-bedroom detached family home is nestled away and boasts an idyllic plot of 0.943 Acres which is ready to be loved. Within a short drive are the famous Gower beaches, Pwlldu Bay and Brandy Cove, with the gorgeous surrounding Gower countryside, which is an area of natural outstanding beauty. This lovely home offers substantial living space and generous grounds perfect for family life.

Set on a corner position, You approach this fabulous home via a wooden gate into a beautifully presented garden lined with mature plants and trees, The quaint path leads up to the main entrance.

The accommodation itself comprises; Entrance hallway, Living room, sitting room, dining room through to kitchen and utility. A shower Room and bedroom complete the ground floor. To the first floor are three further bedrooms, a shower room and separate WC.

Externally to the front is a garage with side access to the rear garden. You'll find well maintained grounds with an apple tree, patio and garden which is laid to lawn. A pathway then leads to substantial, additional grounds. Viewing essential to appreciate the size and opportunity available. EPC F.

£749,000



Entrance

Via Hardwood door into;

Hallway

A spacious entrance Hallway. Radiator. Doors to;

Living Room

A light and airy living space with two windows to the front. Radiator.

Sitting Room 10.08 x 18'01 (0.25m x 5.51m)

This substantial room has previously been used as focal point for many a gathering. With working fire and three windows

overlooking the fabulous front garden.

Dining Room 11.08 x 18'01 (0.28m x 5.51m)

A good size reception room with window to the front, creates a wonderful space for entertaining friends and family.

Kitchen 18'06 x 11'11 (5.64m x 3.63m)

A range of wall, base and draw units with work surfaces over. Integrated oven and microwave. Larder. Sink with mixer tap. Window to rear. Door to;

Utility Room

Space for Fridge/ Freezer, Space for Washing Machine. Door to rear patio/ Garden.

Shower Room 5 x 6'08 (0.13m x 2.03m)

Window to rear. Separate shower cubicle. Low level Wc, wash hand basin, tiled floor to ceiling.

Bedroom Four 11'02 x 11'02 (3.40m x 3.40m)

Window to rear. Radiator.

Stairs to first floor

Landing

Window to rear. Doors to;

Bedroom One 10'02 x 13'10 (3.10m x 4.22m)

Three windows to front and side. Radiator.

Bedroom Two 10'02 x 11'09 (3.10m x 3.58m)

Two windows to front and side. Radiator.

Bedroom Three 10'09 x 7'06 (3.28m x 2.29m)

Window to side and rear. Radiator.

Shower Room 7'02 x 7'02 (2.18m x 2.18m)

Window to side. Separate shower cubicle. Wash hand basin. Radiator. Tiled floor to ceiling.

WC

Low level Wc. Window to rear.

External

Externally to the front is a garage with up and over door, mature gardens bordered with trees and shrubs. Side access leads to the rear garden. You'll find well maintained grounds with an apple tree, patio and garden which is laid to lawn. A pathway then leads to substantial, additional grounds.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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