



9 Oak Way, Parc Penllergaer, Swansea, SA4 9WW
Asking Price £130,000

This well presented, semi detached two bedroom property, situated in popular Parc Penllergaer; with easy access to a range of services and amenities and close to the M4, offers an opportunity to acquire a delightful home in a quite cul de sac location. This modern property provides ground floor accommodation comprising, lounge, cloakroom and kitchen/diner with double doors leading out to the rear garden. First floor accommodation consists of two bedrooms and a bathroom. Externally, the property is approached via paved steps with driveway parking for two vehicles to the side with pedestrian gate granting access to the enclosed, low maintenance rear garden with artificial lawn and decking. A viewing is a must to fully appreciate the opportunity this gem of a property presents. Leasehold. EPC- TBC

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ENTRANCE

Enter via uPVC door into:

HALLWAY

Carpeted turned stairs to first floor. Block wood effect vinyl tile flooring. Radiator. Doors off to:

CLOCKROOM

Fitted with a two piece suite comprising W.C and corner pedestal wash hand basin with tiled splashback. Radiator. Block wood effect vinyl tile flooring. UPVC obscure glass double glazed window to front.

LOUNGE 4.44m (max) x 3.90m (max) (14'7" (max) x 12'10" (max))

UPVC double glazed window to front. Radiator. Fitted carpet. Door off to:

KITCHEN/DINING ROOM 3.88m x 3.02m (12'9" x 9'11")

Fitted with a range of wall and base units with complementary work surfaces over. Set in 1 ½ bowl stainless steel sink and drainer with mixer tap. Tiled splashback. Single Electrolux Oven with inset Electrolux four ring gas hob with extractor fan over. Wall mounted Ideal boiler housed in cupboard. Space and plumbing for under counter washing machine. Space for

freestanding fridge freezer. Wood effect vinyl flooring. Radiator with decorative cover. UPVC double glazed window to rear. UPVC French doors to rear.

FIRST FLOOR

LANDING

Loft access. Radiator. Fitted carpet. Airing cupboard. Doors off to:

BEDROOM 1 3.91m (max) x 3.53m (12'10" (max) x 11'7")

UPVC double glazed window to front. Radiator. Fitted carpet.

BEDROOM 2 3.03m x 2.33m (9'11" x 7'8")

UPVC double glazed window to rear. Radiator. Wood effect flooring.

BATHROOM 3.02m x 1.50m (9'11" x 4'11")

Fitted with a three-piece suite comprising panelled bath with Jade electric shower over W.C. Pedestal wash hand basin with tiled splashback. Radiator. Vinyl flooring. UPVC obscure glass double glazed window to rear.

EXTERNAL

Front

Shared driveway parking to the side and chipped area with mature shrubs. Pathway with steps to front door.

Rear

Partially laid to artificial turf with decked area. Side pedestrian gate access.

LEASE DETAILS

Term 99 years from March 2003. Ground rent £90 per annum.

TENURE: Leasehold

Term 99 years from March 2003. Ground rent £90 per annum.

COUNCIL TAX: B

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 896 868

