



**SMITHS**  
SALES & LETTINGS



**65 Penlan Crescent, Swansea, SA2 0RL**  
**Offers Over £300,000**

STYLISH 3 BEDROOM DETACHED HOME in a HIGHLY DESIRABLE AREA, in elevated position DIRECTLY OPPOSITE CWMDONKIN PARK.

Super modern family home with SPACIOUS OPEN PLAN LIVING AREA. The property has has been upgraded to include LUXURY WOOD EFFECT FLOORING, CHROME SOCKETS & SWITCHES, FEATURE COLUMN RADIATORS and CONTEMPORARY FIXTURES & FITTINGS to the KITCHEN & TWO BATHROOMS.

In IMMACULATE ORDER, also with GAS FIRED CENTRAL HEATING & PVCu DOUBLE GLAZING, SPACIOUS DIMENSIONS TO ALL ROOMS and NEUTRAL DECOR. Externally, the property features low maintenance gardens, large front deck, GARAGE & OFF ROAD PARKING.

Call to register interest now!

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

### **Hallway**

13'8" x 6'7" (4.17 x 2.02)

Lower ground floor entrance hall with PVCu windows & door, radiator and gorgeous gloss wood effect flooring.

### **Bathroom One**

4'11" x 4'5" (1.52 x 1.36)

On-trend part-tiled bathroom featuring LED bathroom mirror, heated towel rail, double walk in shower, sink & WC.

### **Bedroom One**

11'3" x 10'11" (3.45 x 3.35)

One of three double bedrooms, comprising radiator, PVCu windows, tv point and built in wardrobes.

### **Bedroom Two**

12'8" x 10'1" (3.88 x 3.08)

Second double bedroom currently used as a dressing room with fitted units, carpet, radiator and PVCu windows to the front aspect.

### **Upper Hallway**

The upper hallway is level with the rear garden and features wood effect flooring, tall feature radiator, doors to bedroom three, bathroom two and is open to the kitchen and living space.

### **Bedroom Three**

13'0" x 9'2" (3.97 x 2.80)

Third double bedroom with fitted carpet, radiator and PVCu windows to the rear garden aspect.

### **Bathroom Two**

8'9" x 5'4" (2.67 x 1.64)

Second stunning bathroom comprising built in storage cupboard, vertical tubular radiator, fitted storage unit, PVCu windows, shower over bath, sink & WC.

### **Kitchen**

11'9" x 9'10" (3.60 x 3.01)

Featuring a range of wall & base units, with worktops, stainless steel sink and integral dishwasher, oven, hob & extractor. Also with tiled flooring, tv point, radiator, recessed spotlights, PVCu windows and door to the rear garden.

### **Open Plan Living/Dining Space**

21'7" x 18'4" (6.60 x 5.59)

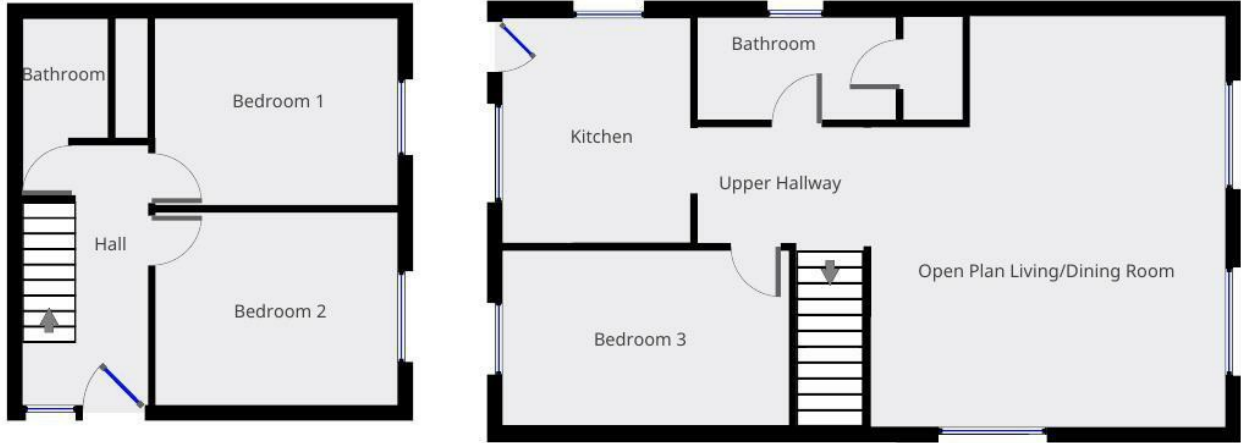
Expansive living area with the dining area centered under

triple pendant lighting. Also featuring triple PVCu windows, tall anthracite radiator, gloss wood effect flooring, tv point and plenty of space for relaxing & entertaining.

### **External**

The property is set in an elevated position with leafy views towards Cwmdonkin Park. The front comprises a garage, off road parking in front of the garage and gated external staircase up to the decked area & main entrance. The rear garden is landscaped with low maintenance surfaces, perfect for dining and entertaining outside.

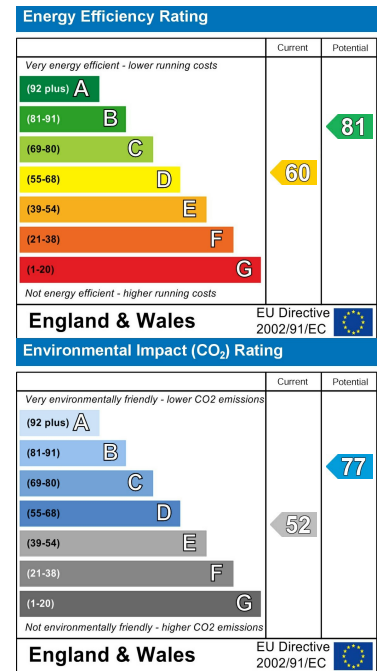
# Floor Plan



## 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.

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