



2 Three Cliffs Drive, Pennard, Swansea, SA3 2BN  
Asking Price £269,950

A three bedroomed semi detached property situated in the ever popular address of Pennard. Ideally situated to take advantage of the links walks and golf club, as well as being situated within the Pennard Primary and Bishopston Comprehensive schools catchments. The well presented property briefly comprises: entrance porch, hallway, lounge, dining room and fitted kitchen. To the first floor are three bedrooms and a family bathroom. Externally to the front is a gated driveway with parking for several vehicles leading to garage along with a lawned garden area. To the rear is a level and enclosed garden with patio seating area. Viewing is recommended. EPC -

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**Entrance**

Enter via double glazed front door into:

**Porch**

Tiled flooring. Double glazed sliding door into:

**Hallway**

Under stairs storage cupboard. Radiator. Coving to ceiling. Stairs to first floor. Rooms off.

**Lounge 11'11 x 14'04 (3.63m x 4.37m)**

Double glazed window to front. Gas fire with stone surround and tiled hearth. Coving to ceiling. Open plan into:

**Dining Room 9'02 x 9'11 (2.79m x 3.02m)**

Double glazed french doors to garden. Coving to ceiling. Radiator. Door to .

**Kitchen**

Fitted with a range of wall and base units, stainless steel sink with drainer unit, wall tiled to splash back. Inset five ring gas hob with oven under and extractor hood over. Space and plumbing for washing machine. Tiled flooring. Double glazed window to rear. Double glazed stable door to side.

**Stairs to first floor**

**Landing**

Double glazed window to side. Access to loft space. Airing cupboard housing hot water tank. Rooms off.

**Bedroom One 9'11 x 12'4 (to built in wardrobes) (3.02m x 3.76m (to built in wardrobes))**

Double glazed window to front. Fitted with floor to ceiling built in wardrobes with hanging space and shelving. Coving to ceiling. Radiator.

**Bedroom Two 11'7 x 9'11 (at widest point) (3.53m x 3.02m (at widest point))**

Double glazed window to rear. Radiator. Coving to ceiling.

**Bathroom**

Fitted with a three piece suite comprising wc, wash hand basin and bath with mains shower over. Partly tiled walls. Chrome wall mounted heated towel rail. Frosted glass double glazed window to rear.

**Bedroom Three 7'09 x 8'08 (2.36m x 2.64m)**

Double glazed window to front. Coving to ceiling. Radiator. Built in cupboard.

**Externally**

**Front**

Gated and enclosed driveway parking for several cars leading to single garage. Pathway to front door. Garden area laid to lawn bordered with various flowers, trees and shrubs. Side access.

**Rear**

An enclosed and level garden laid to lawn with patio seating area bordered with various flowers, trees and shrubs. Side access.

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:**

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 367301

