



87 Eiddwen Road, Penlan, Swansea, SA5 7EW  
**Asking Price £135,000**

We are delighted to offer for sale this deceptively spacious and well presented semi detached property in Penlan. The property comprises of entrance hall, lounge, kitchen/dining room, conservatory to the ground floor. To the first floor the property offers family bathroom and three bedrooms. The property further benefits from gas central heating and uPVC double glazed windows and doors. Externally the property is set on a very generously sized plot with driveway and off road parking to front for up to five vehicles and a good sized lawn garden to rear with outbuilding offering storage and outside toilet. Viewing is a must to appreciate what this property has to offer. EPC -C.

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**ENTRANCE HALLWAY 2.82m x 2.04m (9'3" x 6'8")**

UPVC double glazed entrance door, uPVC double glazed window to front, storage cupboard, radiator, laminate flooring, coving to ceiling, stairs to first floor, door to:

**LOUNGE 4.58m x 3.46m (15'0" x 11'4")**

Feature fireplace, radiator, laminate flooring, coving to ceiling, alcove, sliding door to:

**CONSERVATORY**

Brick construction with uPVC double glazed windows, two windows to side, window to rear, tiled flooring, uPVC double glazed double door to garden, door to:

**KITCHEN/DINING ROOM 6.66m x 3.72m (21'10" x 12'2")**

Fitted with wall and base units with work surface over, set in stainless steel sink with single drainer and mixer tap, built in double oven, four ring gas hob, plumbing for washing machine, space for fridge/freezer and tumble dryer, radiator, tiled

flooring, coving to ceiling, uPVC double glazed window to front, uPVC double glazed bow window to side, sliding door to rear.

**FIRST FLOOR**

**LANDING 2.67m x 2.30m (8'9" x 7'7")**

UPVC double glazed window to front, door to:

**BATHROOM 2.67m x 1.73m (8'9" x 5'8")**

Fitted with three piece comprising panelled bath with handheld shower, pedestal wash hand basin and low level W.C, radiator, coving to ceiling with ceiling spotlights, uPVC double glazed window to side.

**BEDROOM 1 3.90m x 3.07m (12'10" x 10'1")**

UPVC double glazed window to rear, radiator, coving to ceiling, built in cupboard.

**BEDROOM 2 3.56m x 3.46m (11'8" x 11'4")**

UPVC double glazed window to rear, storage cupboard, radiator, coving to ceiling.

**BEDROOM 3 2.97m x 2.43m (9'9" x 8'0")**

UPVC double glazed window to front, radiator, laminate flooring

**EXTERNAL**

**FRONT**

Driveway with decorative stones to side, steps leading to front door. Off road parking for up to five vehicles.

**REAR**

Enclosed rear garden laid to lawn with patio area and decorative stones to side. Outbuilding offering storage and outside toilet.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 646060

