



153 Penderry Road, Penlan, Swansea, SA5 7ES
Offers In The Region Of £96,500

Looking for an ideal first time buy or investment purchase? Dawsons are delighted to offer this very impressive home in Penlan. The property comprises of entrance hall, lounge, modern fitted kitchen/diner, two double rooms and bathroom. Further benefits include gas combi central heating and uPVC double glazed windows and doors. Externally the property offers a lawned garden to front with a gated side access leading to a very generously sized garden to rear offering lawned decked area's. The property is very conveniently located close to local amenities, schools and provides good transport links to Swansea City Centre, Morfa and Fforestfach Retail Park. EPC - TBC

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GROUND FLOOR

ENTRANCE

Enter via uPVC double glazed door into:

HALLWAY

UPVC double glazed window to rear, radiator, stairs to first floor, doors to:

LOUNGE 4.23m x 2.99m (13'11" x 9'10")

UPVC double glazed window to front, radiator, coving to ceiling.

KITCHEN/DINING ROOM 5.28m x 2.00m (17'4" x 6'7")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and single drainer with mixer tap, set in electric ceramic hob with chimney style extractor fan over, built in electric oven, wall mounted gas combination boiler, splash back tiles, space for tumble dryer, plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring, coving to ceiling,

uPVC double glazed window to rear, uPVC double glazed door to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to rear, doors to:

BEDROOM 1 4.57m x 2.88m plus 0.64m x 0.64m (15'0" x 9'5" plus 2'1" x 2'1")

UPVC double glazed window to front, radiator, double door to storage cupboard.

BEDROOM 2 3.64m x 3.01m (11'11" x 9'11")

UPVC double glazed window to front, fitted wardrobes with mirror sliding doors, storage cupboard, radiator.

BATHROOM

Three piece suite comprising P shaped bath with shower over, pedestal wash hand basin and low level W.C., heated towel rail, tiled flooring, tiled wall, ceiling spotlights, two uPVC double glazed obscure windows to rear.

EXTERNALLY

Lawned garden to front with a gated side access leading to a very generously sized garden to rear offering lawned decked area's.

TENURE: Freehold

COUNCIL TAX: B

EPC TBC

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

