



SMITHS
SALES & LETTINGS



21 Pennard Drive, Swansea, SA3 2BL
Offers Over £375,000

STUNNING REFURBISHED & EXTENDED 4 BEDROOM HOME in PENNARD with ADDITIONAL ATTIC ROOM. BEAUTIFULLY CRAFTED RENOVATION with a DOUBLE STOREY EXTENSION and INCREDIBLE 'GREAT ROOM' featuring an OPEN PLAN KITCHEN & EXPANSIVE RECREATIONAL AREA.

This LUXURY REFURBISHMENT also features a total of THREE UPSCALE BATHROOMS & ground floor WC. Comprising a VERSATILE LAYOUT, with bedroom four (or reception room two) on the ground floor with en-suite & separate access.

Featuring a LOW MAINTENANCE REAR GARDEN and SPACIOUS DRIVEWAY to the FRONT. SUPERB LOCATION, within BISHOPSTON CATCHMENT SCHOOL AREA and in close proximity of PARKMILL, PENNARD GOLF COURSE and THREE CLIFFS BAY.

Call to register interest now!

www.smithshomes.com

Hallway

15'8" x 5'11" (4.80 x 1.81)



Featuring a contemporary composite front door, wood effect flooring and radiator.

Reception Room One

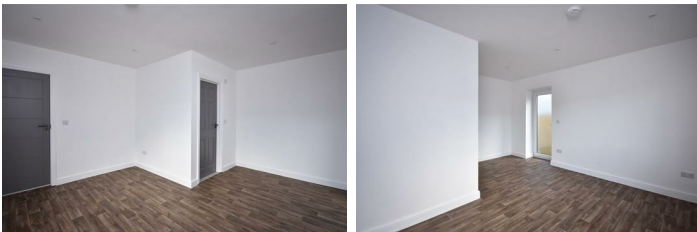
12'3" x 9'3" (3.74 x 2.83)



Featuring laminate flooring, radiator, tv point and PVCu windows to the front aspect.

Reception Room Two/Bedroom 4

14'7" x 13'1" (4.46 x 4.00)



Versatile room which is part of the recent extension, which could be used as a reception room or an additional bedroom suite as this room benefits from an en-suite bathroom and its own external access. Also with wood effect flooring, radiator, recessed spotlights and PVCu windows & external glazed door.

En-Suite Bathroom

5'6" x 5'2" (1.69 x 1.58)



Fully tiled contemporary en-suite with recessed spotlights overhead, heated towel rail, sink, WC and shower cubicle.

WC

4'3" x 2'3" (1.30 x 0.69)

Modern part tiled downstairs cloakroom with sink & WC.

Utility Room

9'2" x 4'10" (2.81 x 1.48)



Well equipped utility/laundry room with a range of wall & base units, worktop with stainless steel sink & space/plumbing for a washing machine.

Open Plan Kitchen/Living Area

28'4" x 21'7" (8.64 x 6.58)



Unbelievable open plan living space - This beautifully crafted extension with high sloping ceiling, exposed steel beam and free standing multi-fuel burner is a Great Room in the truest sense, built with entertainment, recreation & relaxation in mind featuring an upscale open plan kitchen & island, generous dining space and cosy lounge area.

Quad Velux windows and dual sliding doors to the outside terrace flood natural light into the space and create a seamless transition between the inside & outside. The kitchen comprises a generous range of wall & base units in a matt grey finish, with cabinet mounted Bosch ovens, ceramic hob, integral dishwasher, Minerva worktop & center dining island.

Landing



Comprising fitted carpet and doors to the bedrooms and family bathroom.

Bathroom

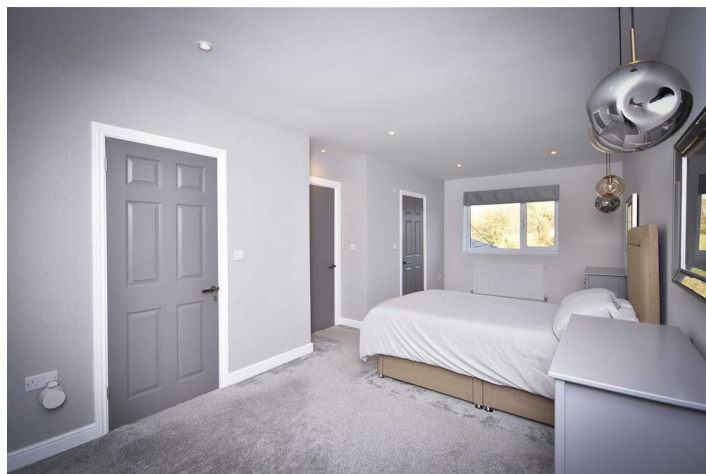
8'1" x 6'0" (2.48 x 1.83)



On-trend part tiled bathroom with statement black tapware, heated towel rail & shower cubicle, also with ceramic sink/storage unit, led mirror and bath.

Bedroom One

21'11" x 9'6" (6.69 x 2.91)



Substantial main bedroom with feature drop down pendant lighting, recessed spotlights, walk in closet, dual radiators, dual aspect PVCu windows and door through to the en-suite shower room.

En-Suite Bathroom Two

8'7" x 3'1" (2.63 x 0.94)



Stylish fully tiled en-suite with PVCu windows, heated towel rail, WC, sink & walk in shower area with dual showerheads.

Bedroom Two

11'5" x 9'4" (3.49 x 2.87)



Double bedroom with fitted carpet, radiator and PVCu windows to the rear aspect.

Bedroom Three

12'11" x 9'5" (3.96 x 2.89)



Third double bedroom comprising fitted carpet, radiator and PVCu windows to the front aspect.

Dressing Room

8'1" x 5'11" (2.48 x 1.81)

Useful room with fitted carpet, radiator, PVCu windows, storage area with space for a clothes rail and staircase to the 2nd floor attic room.

Attic Room

22'6" x 16'2" (6.87 x 4.95)



Versatile attic room which could be used for a multitude of purposes, extra living space, bedroom area, a home office or playroom... As with the rest of the property, this attic conversion has been completed to a very high standard and features dual Velux windows, ample alcove storage, fitted carpet, radiator and recessed spotlights overhead.

External



The property is set on a large plot with spacious driveway to the front and side access to the rear garden. The rear garden features a tiled patio area with low maintenance backdrop and peaceful rural aspect.

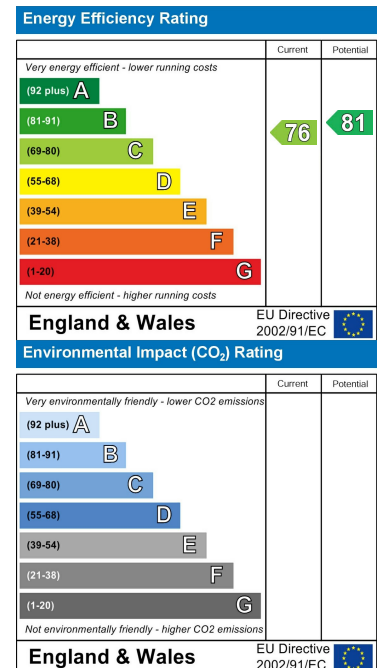
Floor Plan



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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