



270 Pentregethin Road, Gendros, Swansea, SA5 8AW
Asking Price £155,000

We are delighted to offer for sale this beautifully presented and extended semi detached property situated in a very sought after location of Swansea. Situated on a generously sized corner plot, this spacious and ideal family home comprises of entrance hall, lounge, open plan kitchen/dining area, additional reception room, three bedrooms, with modern fitted bathroom and ensuite shower room to master and dressing room. Further benefits include gas combi central heating and Upvc double glazed windows throughout. Externally the property offers lawned gardens to front and a large garden to rear offering gated access for off road parking. The property is superbly located close to local amenities, schools and provides great transport links to Swansea City Centre and Morfa Retail Park and Liberty Stadium. Viewing is highly recommended to appreciate what this property has to offer. EPC E.

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GROUND FLOOR

ENTRANCE HALLWAY 4.28m x 1.74m (14'1" x 5'9")
UPVC double glazed entrance door, two uPVC double glazed windows to front, two storage cupboard, tiled flooring, coving to ceiling with ceiling spotlights, stairs to first floor, door to:

LOUNGE 3.14m x 3.12m (10'4" x 10'3")
UPVC double glazed box window to front, two radiators, laminate flooring, coving to ceiling.

KITCHEN/DINING ROOM 5.03m x 3.51m (16'6" x 11'6")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and cooker, radiator, ceiling spotlights, two uPVC double glazed windows to rear, uPVC double glazed door to garden, open plan to:

RECEPTION ROOM 5.85m x 3.28m (19'2" x 10'9")
UPVC double glazed window to rear, uPVC double glazed window to front, radiator, coving to ceiling.

FIRST FLOOR

LANDING
UPVC double glazed window to front, coving to ceiling, doors to:
BEDROOM 1 3.61m x 3.33m (11'10" x 10'11")
UPVC double glazed window to front, radiator, coving to ceiling.
BEDROOM 2 3.21m x 3.14m x 0.16m x 0.16m (10'6" x 10'4" x 6" x 6")
UPVC double glazed window to front, radiator, laminate flooring, coving to ceiling.

BATHROOM 2.52m x 1.68m (8'3" x 5'6")
Modern three piece suite comprising bath, counter top wash hand basin and WC, heated towel rail, tiled walls and flooring, ceiling spotlights, uPVC obscure glazed window to rear.
BEDROOM 3 3.43m x 3.14m (11'3" x 10'4")
UPVC double glazed window to rear, storage cupboard, radiator, door to:

EN-SUITE SHOWER ROOM
Modern three piece suite comprising step in shower cubicle, vanity wash hand basin and WC, tiled walls and flooring, heated towel rail, uPVC double glazed window to rear.

DRESSING ROOM 2.14m x 1.68m (7'0" x 5'6")
UPVC double glazed window to rear, radiator.

EXTERNALLY
The property offers lawned gardens to front and a large garden to rear offering gated access for off road parking.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

