



Hendy Road, Penclawdd, Swansea, SA4 3XE
£329,950

Set in a fantastic location with partial views onto Loughour estuary, Dawsons are delighted to offer this four bedroom detached property in Penclawdd. This fabulous space presents a wonderful opportunity for a family and briefly comprises to ground floor: entrance porch, sitting room, living room, open plan kitchen/breakfast room through to utility space and cloakroom. To the first floor is a charming master bedroom with ensuite, three further bedrooms and a family bathroom. Externally to the rear is a spacious garden including a modern decked seating area as well as a newly built cabin/office with power, light and internet. To the front is a driveway giving access to the front of the property. The centre of the village of Penclawdd is only a short walk away, giving access to a multitude of amenities including: medical centre, dentist, bakery, shops, public house and more. Furthermore, as well as the scenic Loughour estuary, the beaches of north Gower are within easy access. Public transport links include bus routes within Penclawdd, as well as a train station in the town of Gowerton. Again via Gowerton, the M4 can be easily reached. Viewing recommended at the earliest convenience. EPC-C

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Ground Floor

The property is entered via a uPVC double glazed glass panel door into:

Entrance Porch

Built on a brick plinth with uPVC double glazed windows to the front and sides. Radiator. Slate tiled roof. Original quarry tiled flooring. Wooden glass panel door into:

Sitting Room 4.87m x 4.25m (16'0" x 13'11")

UPVC double glazed window to the front. A lovely bright room with original feature fireplace with decorative tiling and detailed wooden surround plus slate hearth. A second exposed brick fireplace. Two radiators. Oak flooring. Oak staircase leading up to the first floor landing. Open through to the kitchen/breakfast room.

Living Room 4.86m x 4.31m (15'11" x 14'2")

UPVC double glazed windows to the front and rear. A charming living space with exposed brick feature fireplace housing a log burner set upon on a quarry tiled hearth. Radiator. Door into:

Kitchen/Breakfast Room 6.46m x 3.26m (21'2" x 10'8")

Fitted with a well designed 'Sigma' kitchen comprising a range of wall, base, drawer and display units in oak with complementary granite work surfaces incorporating one and a half bowl carbon fibre sink unit with drainer and mixer tap. Matching breakfast bar. 'Rangemaster' dual fuel cooker with five ring gas hob, two fan assisted ovens and separate grill. Stainless steel chimney style extractor hood. Integrated 'Neff' dishwasher and fridge. Space for a family dining table and chairs. Tiled splash backs. Slate tiled flooring. UPVC double glazed window to the rear. UPVC double glazed patio doors leading out onto a raised decked patio. Door into:

Utility Room

Space for fridge freezer, washing machine and tumble dryer. Fitted cupboard. Radiator. Quarry tiled flooring. UPVC doors to the front and rear. Door into:

Cloakroom

Two piece suite comprising low level WC and wash hand basin. Radiator. Loft access hatch. Quarry tiled flooring.

First Floor

Landing

UPVC double glazed window to the front. Radiator. Access via a pull down ladder to the loft, which is boarded and well insulated with twin 'Velux' windows to the rear. Original wooden doors into:

Master Bedroom 4.86m x 3.30m (15'11" x 10'10")

UPVC double glazed windows to the front and side with partial estuary views. Feature fireplace with tiled recess and wooden surround. Radiator. Door into:

Ensuite Shower Room

Three piece suite comprising low level WC, wash hand basin set into a vanity unit and step in double shower. Fitted cupboard with spotlights and mirror. Door into airing cupboard housing boiler. Radiator. Ceramic tiled flooring. UPVC double glazed obscure glass window to the rear.

Bedroom Two 3.40m x 2.56m (11'2" x 8'5")

UPVC double glazed window to the front. Exposed brick fireplace. Radiator.

Bedroom Three 3.37m x 2.19m (11'1" x 7'2")

UPVC double glazed window to the rear. Radiator.

Bedroom Four 2.76m x 2.32m (9'1" x 7'7")

UPVC double glazed window to the rear. Fitted wardrobes. Radiator.

Bathroom 3.23m x 1.67m (10'7" x 5'6")

Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and fully tiled step in corner shower cubicle with mains shower. Radiator. Partly tiled walls. Ceramic floor tiles. Wall mounted mirror with glass shelf below. UPVC double glazed obscure glass window to the rear.

Externally

Front

A garden laid to lawn with a paved pathway to the front door and driveway parking.

Rear

A newly landscaped garden laid partly to lawn. A modern raised decked patio with glass balustrades enjoying views over the estuary and surrounding countryside.

Cabin/Office

A newly built, modern clad outbuilding with power, lighting and internet which could make an excellent home office/work space.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

