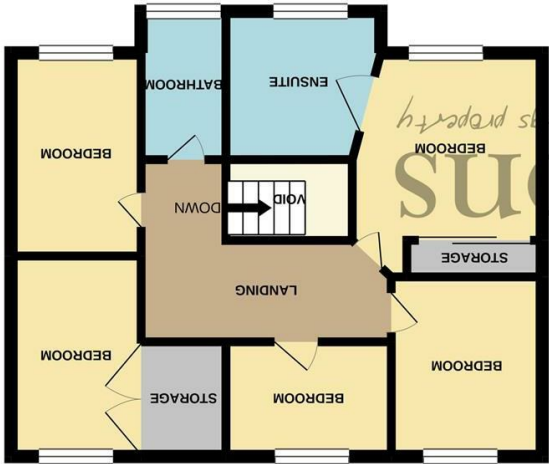


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

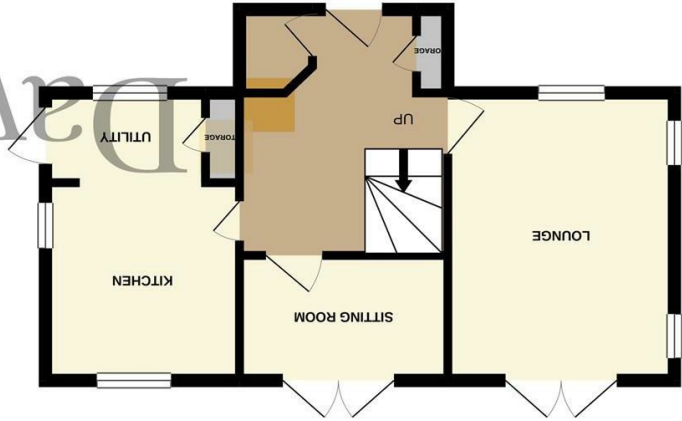
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

This beautifully presented, five bedroom, detached property is the focal point of our latest acquirement in the ever popular Parc Penderi development. If you are in the market for a family home, then this is THE ONE! You enter the property into the hallway greeted by an awash of natural light. Let's take a left into the family lounge where you will truly appreciate the generous space on offer. On the subject of space, the kitchen/diner offers conversations to be had with friends and family during many a sociable evening. A separate utility area is just off the kitchen. The utility room incorporates a good sized storage room which is a must have for any household. A cloakroom and sitting room/office/study make up the remainder of the ground floor accommodation. First floor accommodation comprises the family bathroom and five bedrooms with the master bedroom benefiting from an ensuite shower room. Penllergaer offers any potential purchaser easy access to the M4 and good schools. If there was ever a time to view a property then that time is now! EPC - C

FULL DESCRIPTION

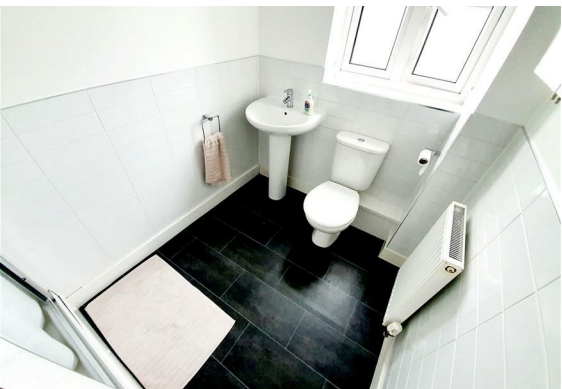
Ground Floor
Enter via composite door into:
Hallway
UPVC double glazed window to front. Radiator. Tiled flooring. Doors providing access to the kitchen, sitting room/office/study, family lounge, storage cupboard and cloakroom. Stairs to first floor landing.
Cloakroom
Two piece suite comprising low level W.C and full pedestal wash hand basin. Radiator. Extractor fan. Plain plastered spotlight ceiling. UPVC double glazed window to front.
Sitting Room/Office/Study
10'0" x 9'9" (3.05m x 2.99m)
UPVC double glazed double doors providing access to the rear garden. Radiator. Fitted carpet.
Kitchen/diner
14'6" x 8'9" (4.42m x 2.68m)
Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface and upstand over inset one and a half stainless steel bowl sink and drainer with mixer tap over. 4 ring 'Electrolux' gas hob with stainless steel splash back and chimney style extract hood over. Integrated oven and grill. Integrated fridge freezer. Integrated dishwasher. Plain plastered spotlight ceiling. Radiator. Space for a dining table. Tiled flooring. UPVC double glazed window to front and side. Archway into:



Utility
6'4" x 4'11" (1.95m x 1.51m)
Fitted with a wall unit housing the 'Ideal' gas combination boiler and a base unit with complementary Work surface over inset stainless steel sink and drainer. Plumbed for a washing machine and space for a tumble dryer. Door into a storage cupboard. Composite door providing access to the driveway. Tiled flooring. Radiator. UPVC double glazed window to front.
Family Lounge
19'11" x 10'11" (6.08m x 3.35m)
UPVC double glazed window to front and side. UPVC double glazed double doors providing access to rear garden. Radiator. Fitted carpet.



First Floor
Landing
Plain plastered spotlight ceiling. Loft access. Radiator. Fitted carpet. Doors providing access to the five bedrooms and family bathroom.
Bedroom 1
11'3" max x 10'7" max (3.43m max x 3.23m max)
UPVC double glazed window to front. Radiator. Fitted wardrobe. Fitted carpet. Door into:
Shower Ensuite
Three piece suite comprising W.C, full pedestal wash hand basin and walk in corner shower cubicle. Partly tiled walls. Extractor fan. Radiator. Vinyl flooring. UPVC double glazed window to front.
Bedroom 2
11'0" x 7'2" (3.37m x 2.20m)
UPVC double glazed window to rear. Radiator. Fitted carpet.
Bedroom 3
10'4" x 9'6" (3.17m x 2.92m)
UPVC double glazed window to rear. Radiator. Fitted wardrobe. Fitted carpet.
Bedroom 4
9'3" x 8'9" (2.83m x 2.69m)
UPVC double glazed window to front. Radiator. Fitted carpet.
Bedroom 5
7'1" x 7'1" (2.18m x 2.17m)
UPVC double glazed window to rear. Radiator. Fitted carpet.
Bathroom
Three piece suite comprising W.C, full pedestal wash hand basin and panelled bath with shower over and glass side screen. Fully tiled walls. Storage cupboard. Radiator. Vinyl flooring. Extractor fan. UPVC double glazed window to front.
External
Front
The property is approached via decorative paved steps to the front door. Side access to the driveway.
Rear
Fully enclosed. Mainly laid to lawn.



Lease Details
Commencement Date: July 2012
Length of Lease: 99 Years
Ground Rent: £190 Per year