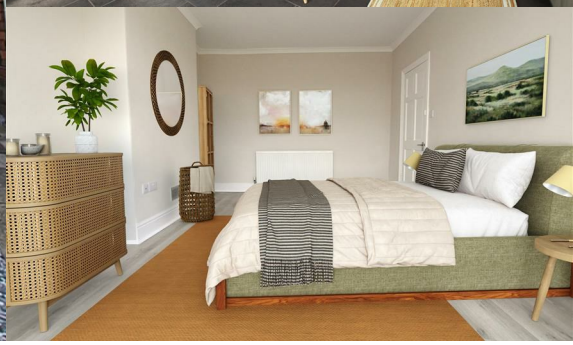








57 PENTRE ROAD. SWANSEA. SA4 8HT

£260.000

A fantastic opportunity to purchase this appealing and generously proportioned, three bedroom, semi detached family home. Offering bright and versatile accommodation, together with garage and substantial enclosed rear garden, located in the popular area of Pontarddulais.

Internally the property is well presented and benefits from:- New main roof to the house, new garage roof, new garden fencing to both sides, recent damp proof course, new carpets and floor coverings and has been freshly decorated throughout. Gas and electric certificates will also be provided.

The ground floor offers a welcoming entrance hall with stairs to the first floor, a spacious through lounge/dining room with attractive bay window, a separate snug room, large fitted kitchen with a good range of wall and base units, space for appliances, oven, hob and extractor fan, there is also a convenient ground-floor WC.

To the first floor are three well-sized bedrooms, with the principal bedroom benefiting from a large bay window which provides plenty of natural light. The remaining bedrooms offer flexible accommodation. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

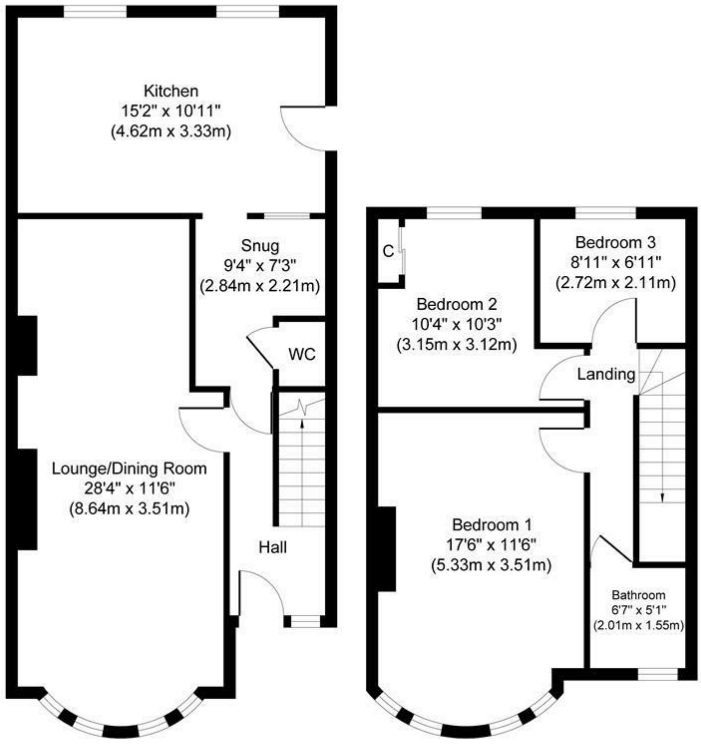
Externally, the property benefits from a front garden with a paved pathway and steps leading to the entrance, while to the rear is a particularly good-sized garden, predominantly laid to lawn and enclosed by fencing.

A further benefit is the garage, providing valuable parking/storage.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

Please note, Rightbricks Ltd has an associated interest in this property

FLOOR PLAN

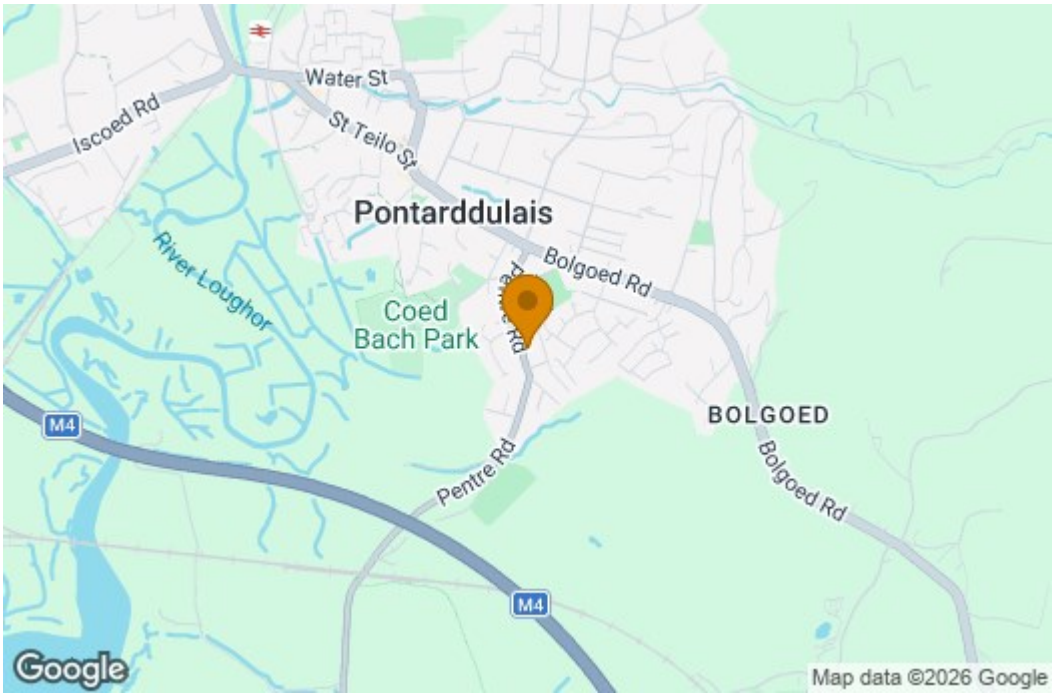


Ground Floor
Approximate Floor Area
632 sq. ft
(58.74 sq. m)

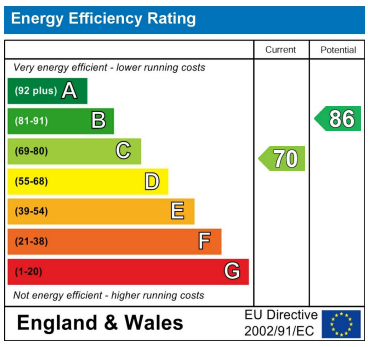
First Floor
Approximate Floor Area
456 sq. ft
(42.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



ENERGY EFFICIENCY GRAPH



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.