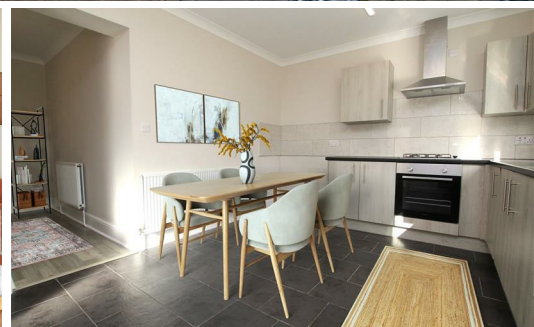




57 PENTRE ROAD. SWANSEA. SA4 8HT

£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.

ENTRANCE HALLWAY

A welcoming entrance hall with stairs to the first floor.

LOUNGE/DINING ROOM

28'04 x 11'06 max (8.64m x 3.51m max)

Generous through lounge/dining room with attractive bay window.

SNUG

9'04 x 7'03 max (2.84m x 2.21m max)

Separate snug room situated between the entrance hallway and kitchen, providing a flexible space for comfortable family living.

DOWNSTAIRS WC

Convenient ground-floor WC.

KITCHEN

15'02 x 10'11 max (4.62m x 3.33m max)

Large fitted kitchen with a good range of wall and base units, space for appliances, oven, hob and extractor fan.

BEDROOM ONE

17'06 x 11'06 max (5.33m x 3.51m max)

Spacious master bedroom with attractive front facing bay window.

BEDROOM TWO

10'04 x 10'03 max (3.15m x 3.12m max)

Double bedroom with built in cupboard storage and window overlooking the rear garden.

BEDROOM THREE

8'11 x 6'11 max (2.72m x 2.11m max)

Excellent single bedroom with window overlooking the rear garden.

FAMILY BATHROOM

6'07 x 5'01 max (2.01m x 1.55m max)

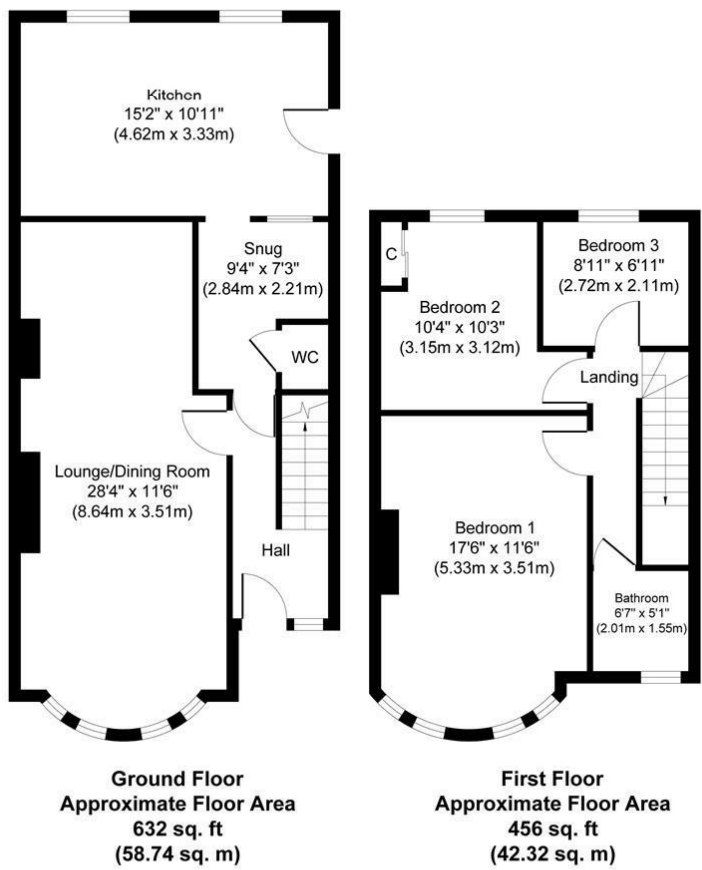
Modern family bathroom is fitted with a bath with shower over, WC and wash hand basin.

OUTSIDE SPACE

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.

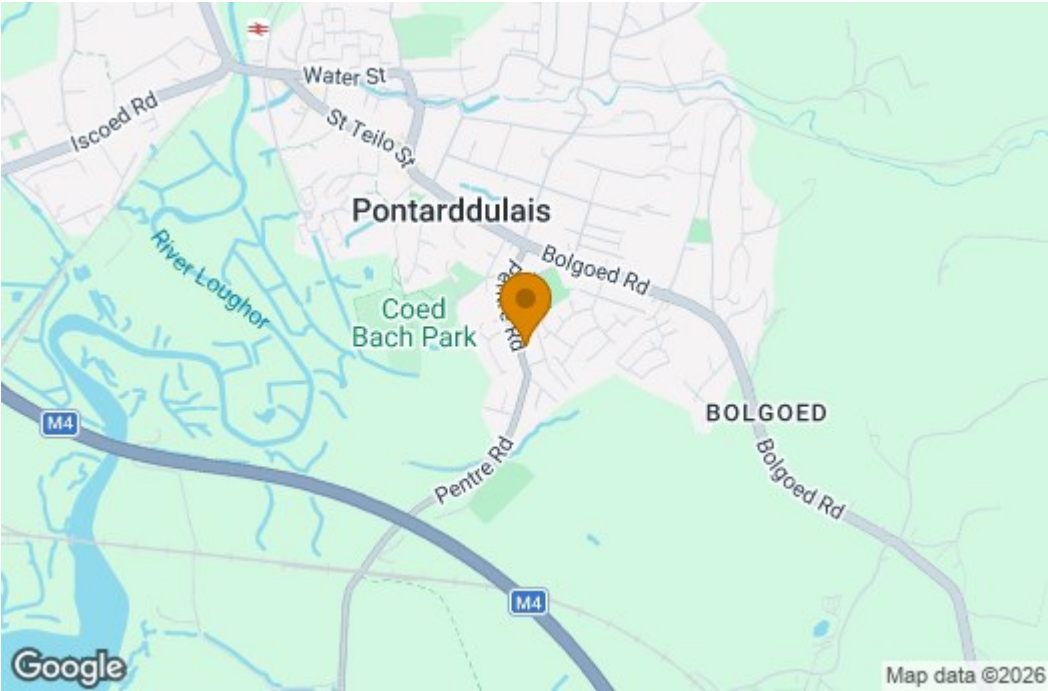
A further benefit is the garage, providing valuable parking/storage.

FLOOR PLAN

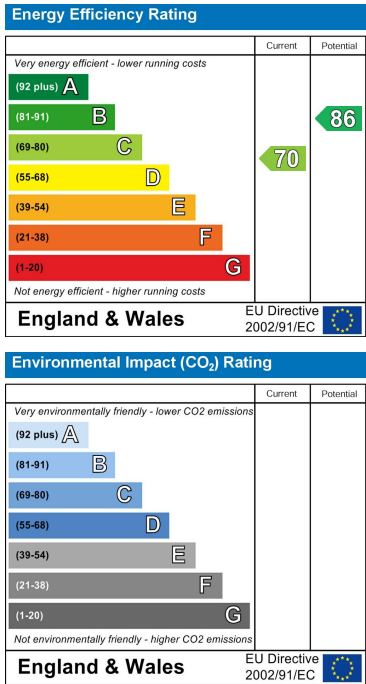


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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



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