

25 Pant Y Dwr, Three Crosses

£365,000

ASTLEYS
SALES AND LETTINGS



25 Pant Y Dwr

Three Crosses, Swansea

Situated in the highly desirable village of Three Crosses, this delightful detached dormer bungalow offers spacious and versatile accommodation, beautifully combining comfort, practicality, and a peaceful village lifestyle. Extending to approximately 1,141 sq ft, the property welcomes you through an inviting entrance hallway leading to a generous living room. The well-appointed kitchen/breakfast room provides an ideal space for everyday dining, while the separate dining room offers a more formal setting for entertaining. A versatile additional reception room can be used as a third bedroom, home office, or second sitting room, and is complemented by a bright conservatory overlooking the garden. A family bathroom completes the ground floor accommodation. Upstairs, two well-proportioned bedrooms served by a convenient WC.



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Externally, the property enjoys attractive gardens to both front and rear. The front courtyard garden creates an appealing first impression, while the driveway provides off road parking and access to the garage. To the rear, a tranquil garden features a patio area for outdoor dining, a well-maintained lawn, and an abundance of mature trees and shrubs, creating a wonderful setting for relaxation and enjoyment throughout the seasons. Three Crosses is one of Gower's most popular villages, renowned for its strong sense of community and excellent local amenities. The property falls within the catchment area for the highly regarded Three Crosses Primary School and is within easy reach of a village shop and popular local restaurant. The stunning landscapes and award-winning beaches of the Gower Peninsula are just a short drive away, offering endless opportunities for coastal walks, cycling, and outdoor pursuits. Swansea city centre is easily accessible for a wider range of shopping, dining, and leisure facilities, while excellent road links provide convenient access to the M4 corridor, making this an ideal location for commuters.







Ground Floor

Hallway
Dimensions: 3.70m x 3.64m (12'2" x 11'11"). Entrance door to front, this hall features a staircase leading to the first floor and is finished with laminate flooring and a radiator.

Living Room
Dimensions: 5.39m x 3.64m (17'8" x 11'11"). A double glazed window to the front a gas fire, creating a cosy focal point, along with laminate flooring and a radiator.

Kitchen/Breakfast Room
Dimensions: 5.13m x 2.76m (16'10" x 9'1"). Fitted with a range of matching of wall and base units with worktop space over, it features a 1+1/2 bowl sink, integrated fridge/freezer, washing machine and dishwasher, along with space for a gas cooker with an extractor hood above., tiled flooring, radiator double glazed windows to the front and side.

Dining Room
Dimensions: 3.73m x 2.76m (12'3" x 9'1"). Laminate flooring, radiator, open plan to the conservatory.

Bedroom 3/ Sitting Room
Dimensions: 2.69m x 3.64m (8'10" x 11'11"). Double glazed window to rear, fitted wardrobes, laminate flooring, radiator.

Conservatory
Dimensions: 3.03m x 3.07m (9'11" x 10'1"). Double glazed windows to side and rear, laminate flooring, radiator.

Bathroom
Dimensions: 1.46m x 2.76m (4'9" x 9'1"). Fitted three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled flooring, heated towel rail, frosted double glazed window to side.







First Floor

Landing

Bedroom 1
Dimensions: 3.53m x 4.67m (11'7" x 15'4"). Double glazed window to side, fitted carpet, radiator.

Storage
Dimensions: 1.76m x 4.67m (5'9" x 15'4").

Bedroom 2
Dimensions: 2.69m x 4.67m (8'10" x 15'4"). Double glazed window to side, fitted carpet, radiator.

WC
Dimensions: 0.93m x 1.73m (3'1" x 5'8"). Fitted with two piece suite wash hand basin and WC, vinyl flooring, skylight.







GARDEN

To the front of the property is a courtyard with a driveway to the side, providing off-road parking and leading to a garage. To the rear, the property benefits from a pleasant outdoor space featuring a patio area and a lawn, complemented by trees and mature shrubs.

Driveway

1 Parking Space

Garage

Single Garage

Council Tax band: F

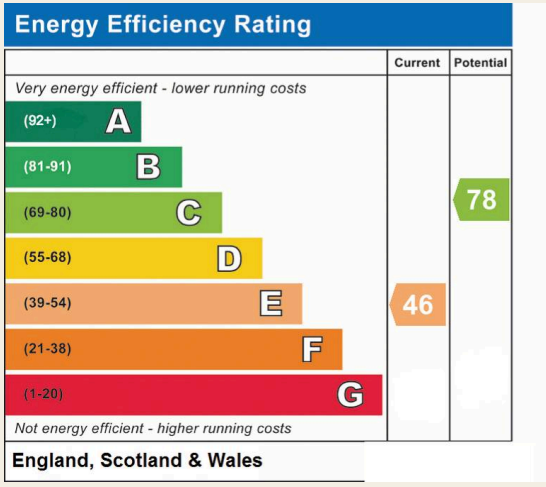
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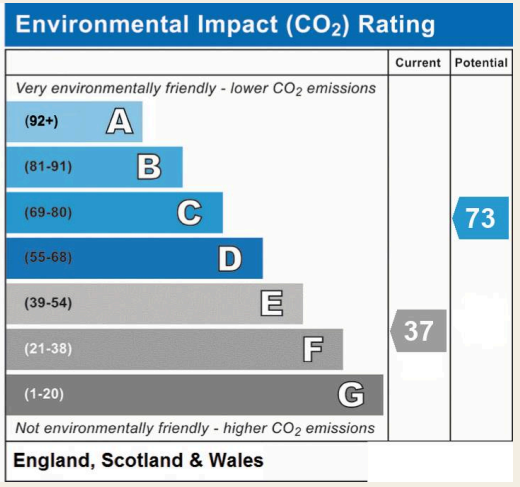
EPC Energy Efficiency Rating: E






Ground Floor
Conservatory
Bedroom 3/ Sitting Room
Dining Room
Hallway
Bathroom
Living Room
Kitchen/Breakfast Room
First Floor
Bedroom 2
Landing
WC
Bedroom 1
Storage


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
46
78
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
37
73
England, Scotland & Wales



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