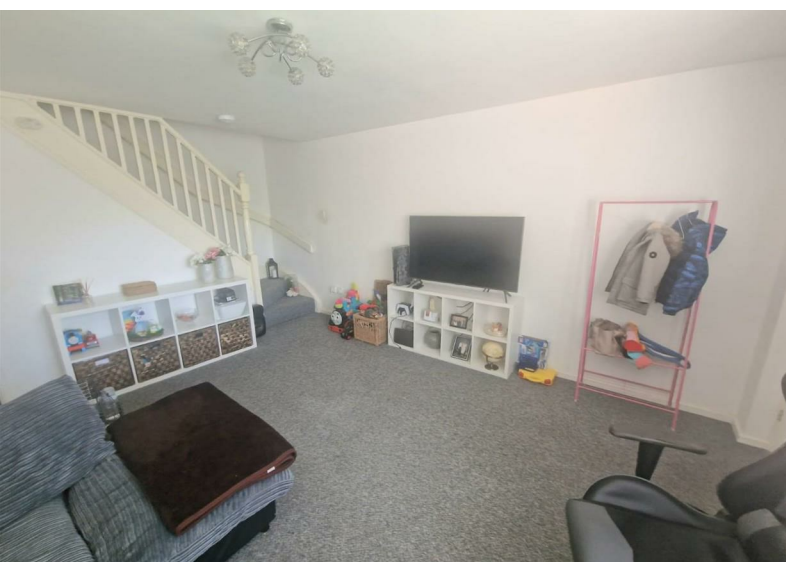




**25 Pen Y Garn, Swansea, SA1 7EP**

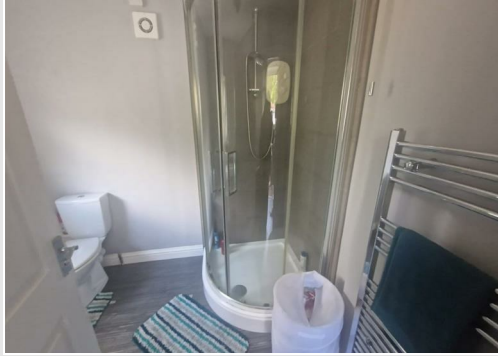
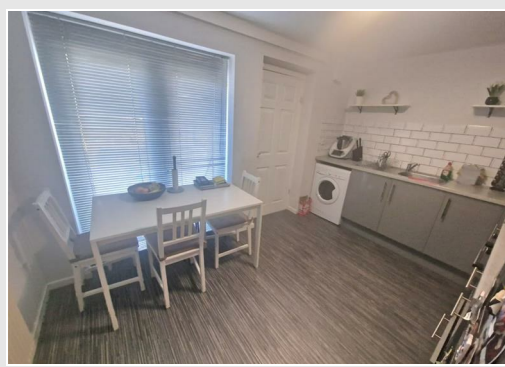
**£950 Per Month**

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# 25 Pen Y Garn, Swansea, SA1 7EP

## £950 Per Month



### **Ideal First Home in Pentrechwyth**

We are pleased to offer for sale this extended modern two-bedroom end link property situated in a convenient cul-de-sac location. This property is considered an ideal first home due to its prime location and modern amenities.

### **Modern Living Spaces**

The property features a well-equipped kitchen/breakfast room perfect for casual dining and entertaining. The modern layout and design make it a delightful space for cooking and socializing.

### **Comfortable Bedrooms**

With two spacious bedrooms, this home offers ample space for a small family or a couple. Both bedrooms are designed to provide comfort and tranquility.

### **Efficient Heating and Double Glazing**

This property benefits from gas central heating, ensuring a warm and cozy environment throughout the year. The UPVC double glazing enhances energy efficiency and reduces noise, contributing to a peaceful living space.

### **Additional Amenities**

The property includes a garage, providing secure parking or additional storage space. The driveway offers further parking options, and the enclosed rear garden is perfect for outdoor relaxation or gardening enthusiasts.

### **Prime Location**

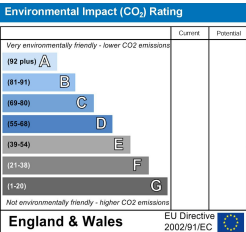
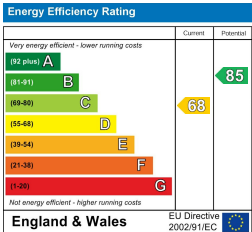
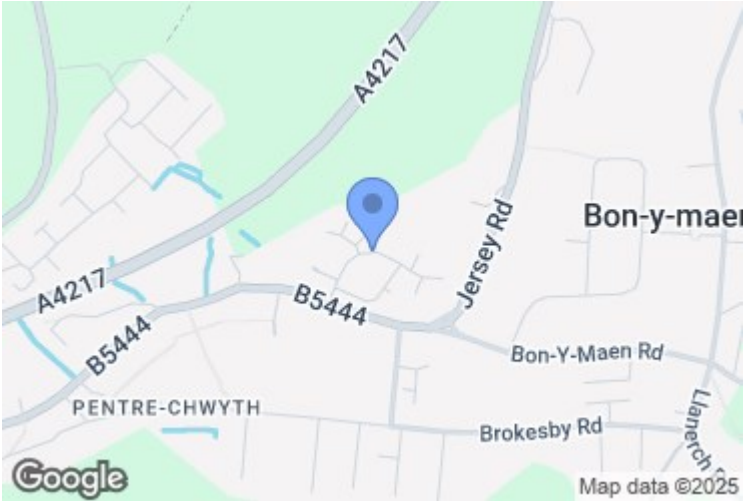
Situated in a quiet cul-de-sac, the property enjoys a peaceful setting while being conveniently close to essential amenities. The proximity to the M4 makes commuting easy, and the City Centre and Morfa Retail Park offer extensive shopping and entertainment options.

### **Council Tax**

Band B.







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.