



77 Penygraig Road, Townhill, Swansea, SA1 6JY

£280,000

Enjoying spectacular, far-reaching views over Swansea Bay to the rear, this recently renovated three bedroom detached home is offered for sale with no onward chain, making it an ideal move-in-ready purchase. The property has been thoughtfully updated by the current owner and features a modern kitchen and bathroom, alongside a bright and spacious open-plan ground floor layout. Upon entering, you are welcomed into an open-plan living space comprising an entrance area, contemporary kitchen, utility area, and a lounge/dining space to the rear, perfectly positioned to take in the impressive coastal views. To the first floor, there are three bedrooms and a family bathroom. Externally, the property is set within approximately 0.32 acres of garden, offering generous outdoor space and excellent potential. To the front, there is a driveway providing off-road parking, with steps leading down to the entrance door. Side access on both sides of the property leads through to the rear garden. To the rear, a patio area provides the perfect spot to sit and enjoy the spectacular views over Swansea Bay. Beyond this, there is a further section of garden where the current owner has recently sown seed in preparation for a lawned area. In addition, to the right-hand side of the property, there is a further area of land offering fantastic scope to be adapted to suit a variety of lifestyles, whether as a garden, play area, or additional outdoor space. This is a fantastic opportunity to acquire a beautifully updated home in a popular location, with stunning views and ample outdoor space.

Ground Floor

The Accommodation Comprises

Entrance



Entered via the front door, the property opens into a bright and spacious open-plan living area, creating an immediate sense of space and flow. The entrance seamlessly leads into the main living space, ideal for both relaxing and entertaining, and continues through to the kitchen with a further opening into a practical utility area.

Kitchen 7'7" x 12'6" (2.30m x 3.82m)



The newly fitted kitchen is well-appointed with a modern range of wall and base units, complemented by worktop space. It features a stainless steel sink unit, integrated electric oven and a four-ring electric hob with extractor hood over. There is space provided

for a fridge/freezer and dishwasher. Radiator and a double glazed window to the front aspect allows for plenty of natural light, enhancing the bright and contemporary feel of the space.

Utility Area 5'6" x 11'5" (1.68m x 3.49m)



Located opposite the kitchen, the utility area is fitted with a range of base units with worktop space over, along with a stainless steel sink unit. There is space for a washing machine and tumble dryer, making it a practical addition to the home. Double glazed window to the front aspect allows for natural light and radiator.

Lounge Area 13'2" x 16'7" (4.02m x 5.05m)



The open plan living space incorporates a comfortable lounge area featuring a double glazed window to the rear, allowing for plenty of natural light, and stylish herringbone effect flooring throughout. There is a

radiator and a staircase rising to the first floor. The space flows seamlessly into the dining area, creating an ideal setting for both everyday living and entertaining.



Dining Area 13'4" x 11'5" (4.07m x 3.47m)



The dining area flows naturally from the lounge, creating a cohesive open plan space ideal for entertaining and family living, while also providing access back through to the kitchen at the front of the property. It benefits from a double glazed window to the rear, allowing for good natural light, and is fitted with a radiator all while remaining open plan to the kitchen for a sociable layout.

First Floor

Landing

Double glazed window to front, access to loft.

Bedroom 1 13'6" x 11'10" (4.12m x 3.60m)



Double glazed window to rear, radiator.

Bedroom 2 13'7" x 9'9" (4.13m x 2.97m)



Double glazed window to rear, radiator.

Bedroom 3 5'11" x 8'11" (1.81m x 2.72m)



Double glazed window to rear, radiator.

Rear Bedroom Views



Bathroom



Three piece suite with comprising, bath with shower over, wash hand basin and WC. Radiator, wall mounted boiler, double glazed window to front.

External



Externally, the property is set within approximately 0.32 acres of garden, offering generous outdoor space and excellent potential. To the front, there is a driveway providing off-road parking, with steps leading down to the entrance door. Side access on both sides of the property leads through to the rear garden.

To the rear, a patio area provides the perfect spot to sit and enjoy the spectacular views over Swansea Bay. Beyond this, there is a further section of garden where the current owner has recently sown seed in

preparation for a lawned area. In addition, to the right-hand side of the property, there is a further area of land offering fantastic scope to be adapted to suit a variety of lifestyles, whether as a garden, play area, or additional outdoor space.

Rear Gardens



Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Main Gas. Mains Water.

Parking - Driveway

Mobile coverage -EE Vodafone Three O2

Broadband -Basic 15 Mbps Superfast 38 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

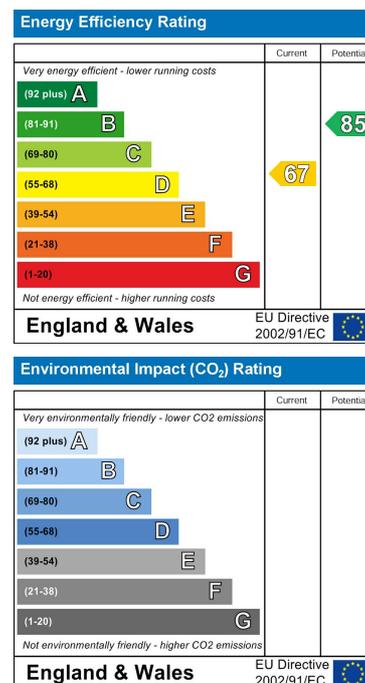
Floor Plan



Area Map



Energy Efficiency Graph



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