



## 5 Pengwern Road, Clase, Morriston, Swansea, SA6 7LJ

**Offers Over £160,000**

A three bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Offering great potential throughout, the home provides a fantastic blank canvas for modernisation. The accommodation comprises an entrance hallway leading through to a spacious lounge/dining room, kitchen, and a useful porch/utility area to the ground floor. To the first floor are three bedrooms along with a shower room. Externally, the property benefits from a generous rear garden, ideal for gardening, entertaining, or relaxing outdoors, along with the added advantage of off-road parking. Conveniently located, the property is within easy reach of Morriston Hospital and the DVLA, making it particularly appealing for those working locally. A range of nearby amenities, schools, and excellent transport links, including the M4, further enhance the appeal of this well-positioned home.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front, door to the hallway.

#### Hall

Staircase to first floor.

#### Lounge 10'3" x 13'5" (3.12m x 4.08m)



Window to front, open plan to the dining area, radiator.

#### Dining Room 11'3" x 13'5" (3.42m x 4.08m)



Window to rear, radiator, door to the kitchen.

#### Kitchen 8'8" x 8'9" (2.65m x 2.66m)



Fitted with a range of base units with worktop space over incorporating a stainless steel sink unit, tiled splashbacks, built-in electric oven and four ring hob with extractor fan over, tiled flooring, window to side, door to rear porch.

#### Rear Porch



Plumbing for washing machine, space for a fridge/freezer, door leading to the garden.

### First Floor

#### Landing

#### Bedroom 1 12'6" x 9'6" (3.81m x 2.89m)

Window to front, radiator.

### Bedroom 2 8'11" x 9'6" (2.73m x 2.89m)



Window to rear, radiator.

### Bedroom 3 9'7" x 7'0" (2.93m x 2.13m)

Window to front, radiator.

### Shower Room



Three piece suite with comprising, tiled shower cubicle, wash hand basin and WC. Tiled walls, storage cupboard, radiator, double glazed window to side.

### External



Externally, the property benefits from a small front lawned garden, complemented by a long driveway to the side providing ample off-road parking.

To the rear, there is a good sized garden, mainly laid to lawn and enhanced by a variety of mature shrubs and trees.

### Rear Garden



## Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Main Gas.

Mains Meter

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 8 Mbps Superfast 80 Mbps Ultrafast  
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

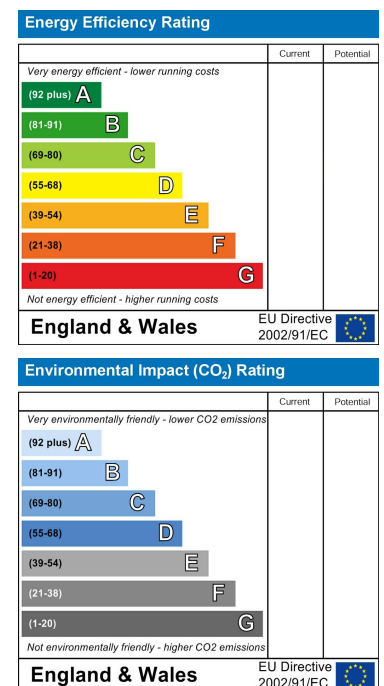
## Floor Plan



## Area Map



## Energy Efficiency Graph



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