



## 15 Nurses Corner, Penclawdd, Swansea, SA4 3XG

**£280,000**

A newly renovated three bedroom link-detached home offering modern, open-plan living in a popular residential location, available with no onward chain. Offered for sale, this well-presented property has been tastefully updated throughout and provides bright, contemporary accommodation ideal for families, first-time buyers, or those seeking a turnkey home. The ground floor comprises an entrance porch and hallway leading to an impressive open-plan lounge/dining room which flows seamlessly into the kitchen, creating a spacious and sociable living area filled with natural light. To the first floor are three bedrooms and a newly fitted, modern bathroom. Situated in the sought-after village of Penclawdd, the property benefits from convenient access to a range of local amenities including shops, schools, coastal walks, and public transport links. The location also offers easy access to Gower Peninsula beaches, Swansea city centre, and major road links, making it ideal for both commuters and those seeking a coastal lifestyle.



## The Accommodation Comprises

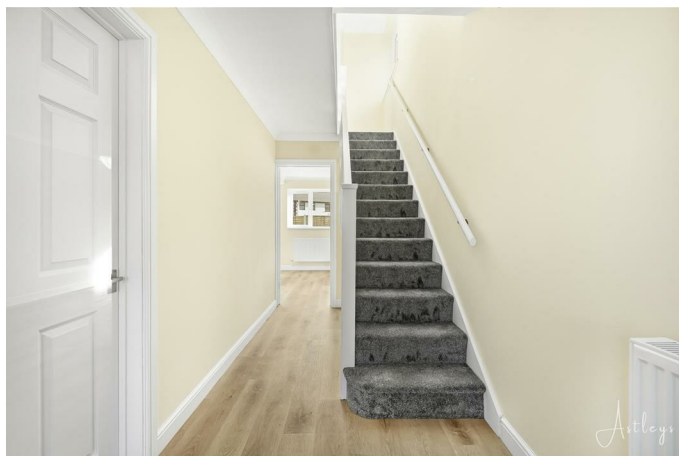
### Ground Floor

#### Porch



Entered via front door with double glazed windows to front and side, door leading into the hallway.

#### Hall



Laminate flooring, staircase to first floor, radiator.

### Lounge/Dining Room 24'8" x 11'8" (7.53m x 3.55m)



The open-plan living accommodation comprises a spacious lounge/dining room which flows seamlessly through to the kitchen, creating a bright and sociable living space.

The room benefits from a double glazed window to the front, laminate flooring, and a radiator, with the layout wrapping around to the kitchen area where patio doors provide direct access to the rear garden, enhancing natural light and indoor-outdoor living.



### Kitchen 9'10" x 14'6" (3.00m x 4.42m)



The kitchen area features a newly fitted kitchen comprising a range of wall and base units with worktop space over, a 1½ bowl stainless steel sink unit with tiled splashbacks, and a breakfast bar with additional base units. There is a built-in electric oven with a four-ring electric hob and extractor fan over, along with a wall-mounted boiler.

The space is finished with laminate flooring and benefits from an understairs storage cupboard. Two double glazed windows to the rear and a double glazed door provide access to the rear garden, with additional doors leading to the utility room and WC.



### Utility 8'6" x 5'7" (2.60m x 1.70m)



Leading from the kitchen is a useful utility room, fitted with both base and wall units with worktop space over. The room includes a 1½ bowl stainless steel sink with tiled splashbacks, plumbing for a washing machine, and a heated towel rail, with a door providing access to the WC.

### WC



WC and laminated flooring.

### First Floor

#### Landing

Frosted double glazed window to side, access to loft.

**Bedroom 1 12'5" x 9'6" (3.79m x 2.90m)**



Double glazed window to front, radiator.

**Bedroom 2 11'11" x 11'6" (3.64m x 3.50m)**



Double glazed window to rear, storage cupboard, radiator.

**Bedroom 3 7'10" x 7'10" (2.40m x 2.40m)**



Double glazed window to front, radiator.

**Bathroom**



The bathroom features a newly fitted suite comprising a bath with shower over, wash hand basin, and WC. The room is finished with tiled walls, a heated towel rail and benefits from two frosted double glazed windows to the rear.

**Garage**

Garage for storage.

**External**

The property benefits from a driveway leading to a garage, suitable for storage, and a lawned front garden with side access to the rear.

The rear garden is flat and low-maintenance, featuring a paved pathway, a lawned area, and a gravelled section, providing versatile outdoor space for relaxing or entertaining.



### Rear Garden



### Aerial Images



### Agents Note

Tenure - Please note that the seller is in the process of buying the Freehold and the property will be Freehold on Completion

Council Tax Band - D

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

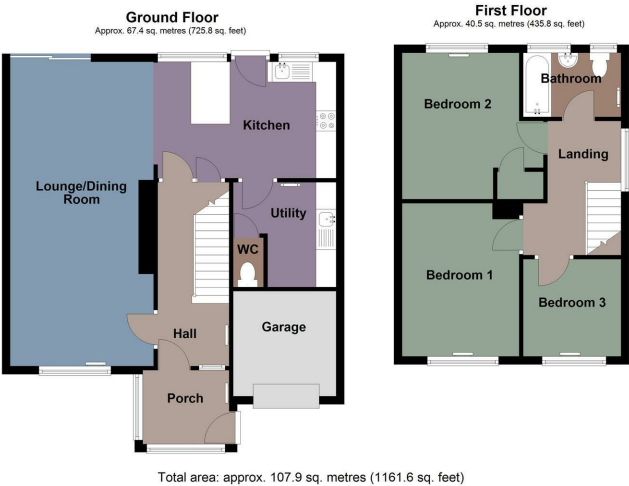
Parking - Driveway & Garage

Mobile coverage - Vodafone O2

Broadband - Basic 17 Mbps Superfast 140 Mbps

Satellite / Fibre TV Availability - BT Sky

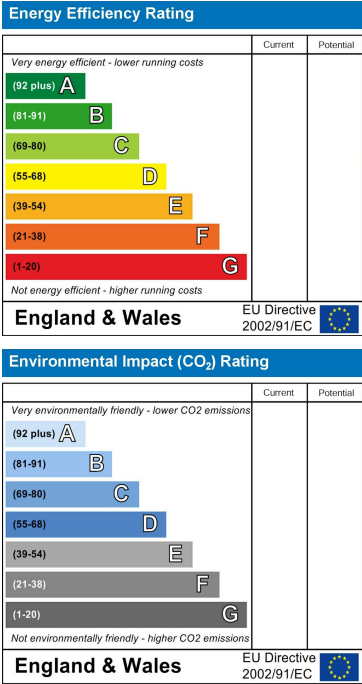
Floor Plan



Area Map



Energy Efficiency Graph



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.