



25 Penlan Grove, Treboeth, Swansea, SA5 7DF

Offers Over £265,000

A beautifully presented three double bedroom detached family home that has recently undergone a programme of modernisation to include a modern and stylish grey gloss kitchen with integrated appliances and has been tastefully decorated throughout. The spacious accommodation comprises to the ground floor; entrance hall with parquet flooring, large lounge with dual aspect windows, dining room with parquet flooring, kitchen/breakfast room and rear porch. To the first floor are three double bedrooms and bathroom with a four piece suite. Externally to the front there is a driveway and walled forecourt. To the rear is a balcony area with far reaching beautiful views and steps down to a good sized lawned area.

Internal viewing is highly recommend to appreciate the size and high standard of this lovely property.

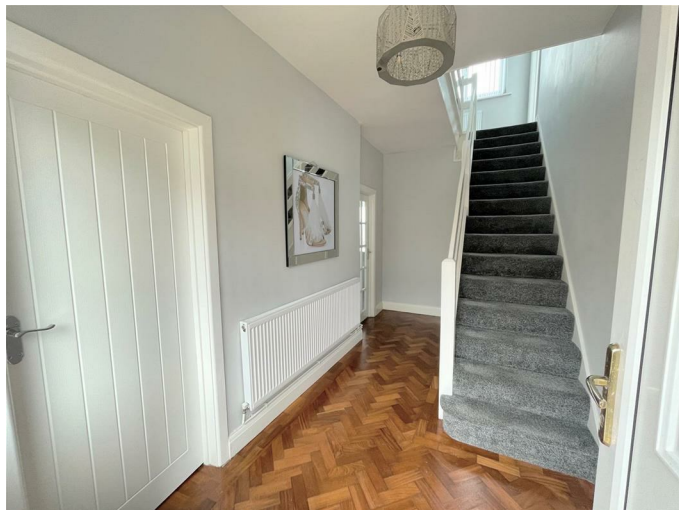
The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door with glazed side panel to hallway.

Hallway



Staircase to the first floor, understairs storage cupboard, parquet flooring, radiator.

Lounge 20'7" x 11'0" (6.28m x 3.35m)



Double glazed windows to the front and rear, electric fire with decorative stone surround, radiator.

Dining Room 6'7" x 10'11" (2.00m x 3.33m)



Double glazed window to the front, feature brick fireplace, parquet flooring, radiator.

Kitchen/Breakfast Room 18'5" x 10'11" (5.61m x 3.33m)



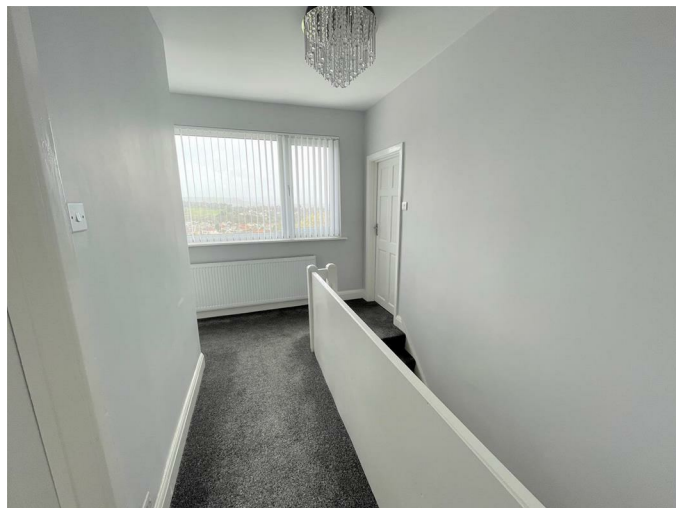
Fitted with a range of grey high gloss wall and base units with marble effect worktops and breakfast bar, inset one and half bowl stainless steel sink with mixer tap and drainer. Integrated electric oven and five burner gas hob with extractor hood, built in washing machine and tumble dryer. Double glazed windows to the rear and side, tiled flooring, ceiling spotlights, radiator.

Rear Porch

Door to the rear, tiled flooring.

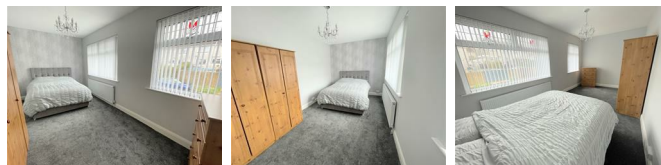
First Floor

Landing



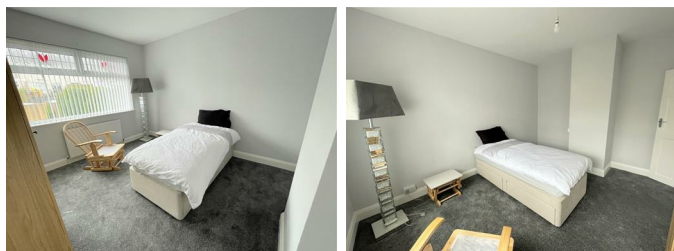
Double glazed window to the rear.

Bedroom 1 9'1" x 17'5" (2.78m x 5.32m)



Two double glazed windows to the front, radiator.

Bedroom 2 13'5" x 11'1" (4.08m x 3.37m)



Double glazed window to the front, radiator.

Bedroom 3 11'7" x 10'2" (3.54m x 3.11m)



Double glazed windows to the rear and side, radiator.

Bathroom



A four piece suite comprising; jacuzzi bath, shower cubicle, wash hand basin set in vanity unit and w/c. Frosted double glazed window to the rear, tiled walls, heated towel rail.

External

Front

Driveway, walled forecourt.

Rear

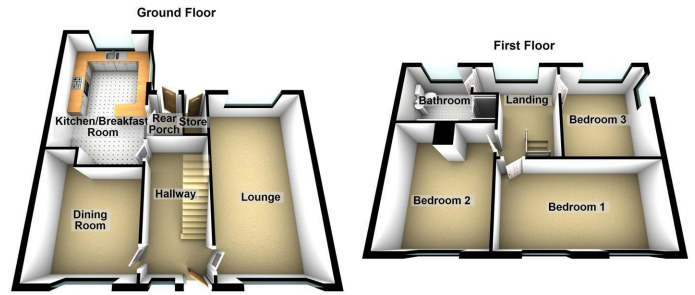


Balcony area with far reaching beautiful views and steps down to a good sized lawned area.

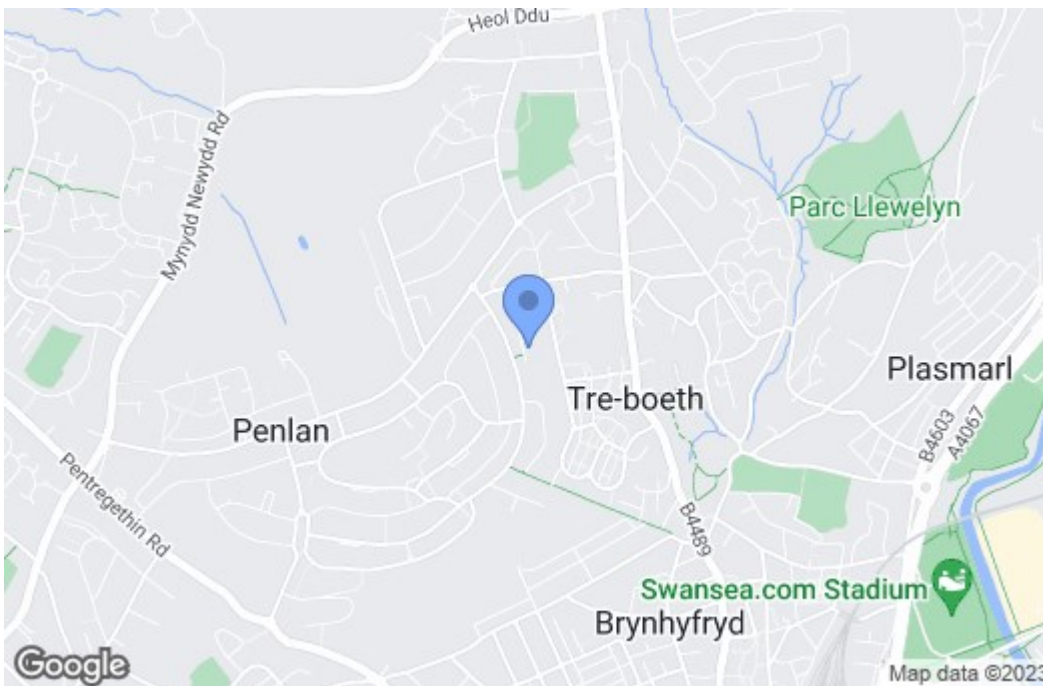
Tenure

Freehold.

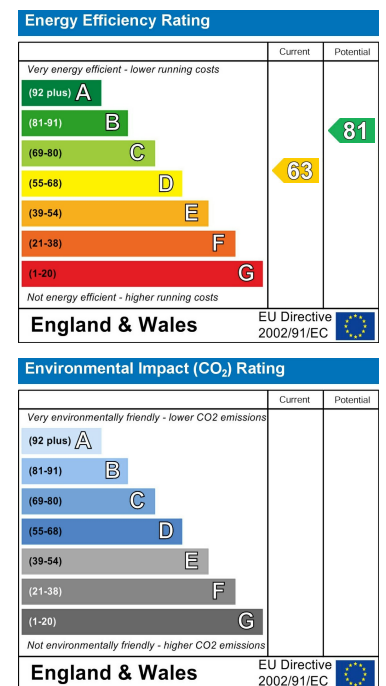
Floor Plan



Area Map



Energy Efficiency Graph



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