



## 77 Penlan Crescent, Uplands, Swansea, SA2 0RL

**£320,000**

Nestled in the sought after area of Uplands, this detached dormer bungalow on Penlan Crescent offers a delightful blend of comfort and modern living. With three bedrooms and a thoughtfully designed layout, this property is perfect move in ready home.

Upon entering, you are welcomed by the entrance hall that leads to a cloakroom, enhancing the practicality of the home. The living room is a true highlight, featuring a cosy log burner that creates a warm and inviting atmosphere, ideal for relaxing evenings. The kitchen and dining room provide a wonderful space for entertaining, with ample room for family gatherings and culinary adventures.

The first floor boasts two generous double bedrooms, providing plenty of space for rest and relaxation, along with the bathroom.

Outside, the property benefits from a driveway offering off road parking, a valuable asset in this vibrant community. The front and rear gardens provide a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. Uplands is renowned for its friendly community spirit, with a range of coffee shops, restaurants and shops all within easy walking distance. This location not only offers a wonderful lifestyle but also presents an excellent opportunity for investment in a desirable area. With its modern finishes, spacious living areas, and unbeatable proximity to the heart of Swansea, this bungalow is a property that truly should not be missed.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via door to side with side panel, staircase leading to the first floor, LVT flooring, radiator.

#### Living Room 11'10" x 23'4" (3.60m x 7.10m)



The living room features two double glazed windows to the front, offering delightful views over the front garden. A multi-fuel burner with a brick insert and wooden mantle serves as a charming focal point, adding warmth and character to the space, LVT flooring, radiator.

#### Another Aspect Of The Living Room



#### Bedroom 3 9'9" x 8'9" (2.98m x 2.67m)



Double glazed window to rear, radiator.

#### WC



Fitted with two piece suite comprising a wash hand basin and WC. Frosted double glazed window to rear.

### Kitchen/Dining Room 24'3" x 10'6" (7.38m x 3.19m)



The kitchen/dining room is fitted with a matching range of wall and base units with worktop space over. It features a 1.5 bowl stainless steel sink with a lovely view over the rear garden. There is ample space for a fridge/freezer, slimline dishwasher, washing machine, and tumble dryer, as well as a built-in electric oven with a four-ring electric hob. The room benefits from two storage cupboards, radiator and LVT flooring. Natural light floods the space through double glazed windows to the side and rear with a double glazed door providing convenient access to the garden.

#### Another Aspect Of The Kitchen/Dining Room



#### First Floor

##### Landing

Storage cupboard.

### Bedroom 1 11'10" x 15'0" (3.60m x 4.56m)



Double glazed window to front, two wardrobes, radiator.

### Bedroom 2 9'9" x 15'0" (2.96m x 4.56m)



Double glazed window to rear, two wardrobes, radiator.

#### Bathroom



Fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC. Frosted double glazed window to side, heated towel rail.

### External

Externally, the property boasts a good sized front garden, laid to lawn with a gravelled area perfect for outdoor dining and bordered by mature shrubs, adding charm and privacy. To the side, a driveway provides off-road parking for 2-3 vehicles, additionally, there is a door leading into the garage, which the owner currently uses for storage.

The rear garden is enclosed and tiered, with steps leading to both lawned and gravelled areas, creating a versatile outdoor space perfect for relaxing, gardening or entertaining.

### Front Garden



### Garage

Double glazed window to rear, double door leading to front of property, door leading to garden.

### Rear Garden



### Aerial Images



### Agents note

Tenure - Freehold

Council Tax Band - E

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

Mobile coverage - Vodafone, Three, O2

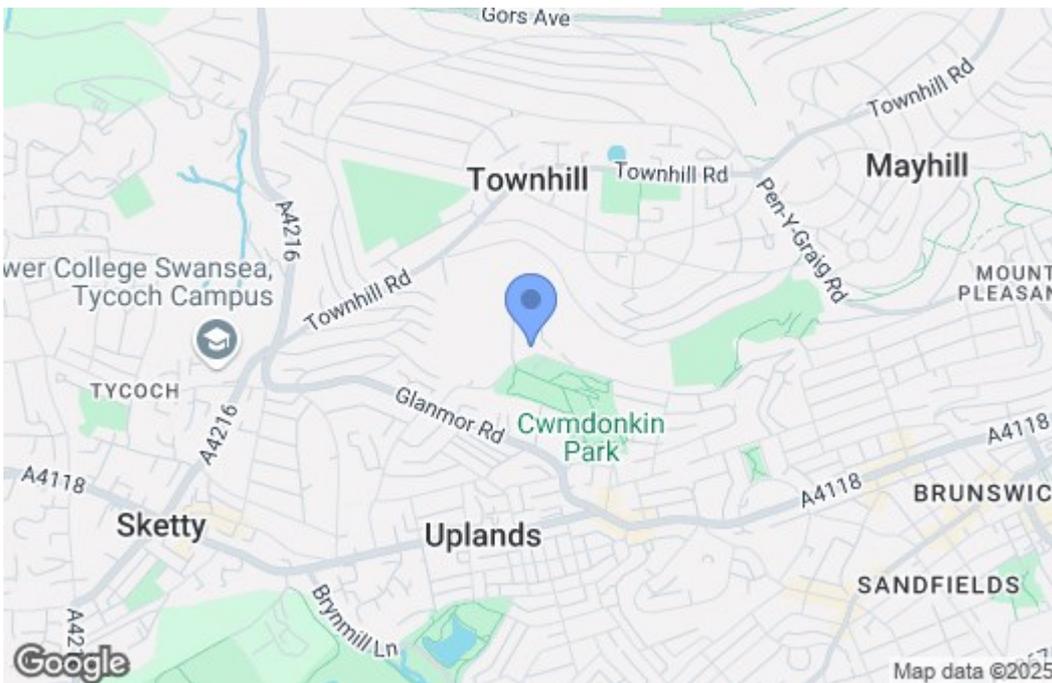
Broadband - Basic 14 Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

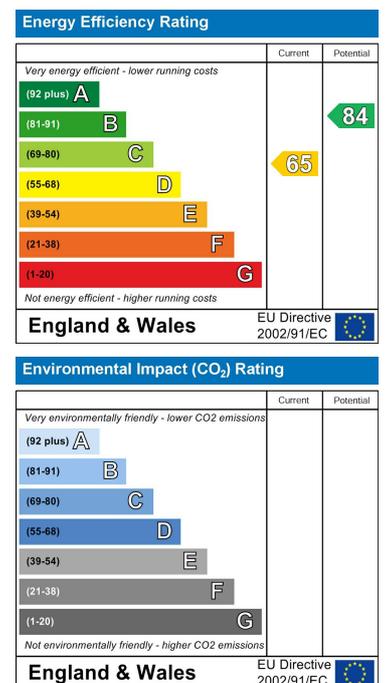
## Floor Plan



## Area Map



## Energy Efficiency Graph



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