

2 Coastin' Houses, Penclawdd, Swansea, SA4 3YW

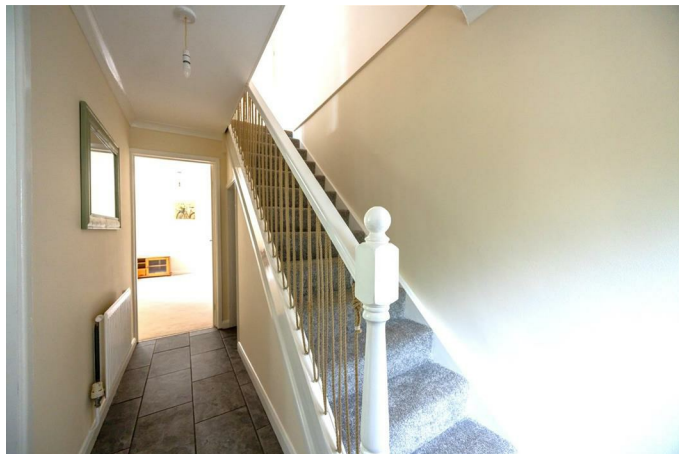
Offers Over £170,000

A charming two-bedroom end of terrace property, offered for sale with no onward chain, located in the popular coastal village of Penclawdd. This home boasts breath taking views from the rear garden of the Loughor estuary and surrounding countryside. It offers easy access to the villages of Penclawdd, Gowerton and Three Crosses, as well as a short drive to the M4, Swansea City Centre and the natural beauty of the Gower Peninsula. The ground floor comprises a hall, lounge and kitchen/dining room. On the first floor, there are two bedrooms and a bathroom. Externally, the front of the property features a courtyard. To the rear, steps lead down to a generously sized lawn and an outbuilding with electrical connections, providing versatile usage options.

The Accommodation Comprises

Ground Floor

Hall



Entered via front door, staircase leading to the first floor with understairs storage, tiled flooring, radiator.

Living Room 13'8" x 9'6" (4.17m x 2.89m)



Double glazed window to side, fitted carpet, radiator.

Kitchen/Dining Room 15'4" x 10'2" (4.67m x 3.10m)



This well-appointed kitchen features a matching set of base and eye-level units, offering ample storage. The 1+ 1/2 bowl stainless steel sink provides practicality for various kitchen tasks, while plumbing is in place for both a washing machine and a dishwasher. There is dedicated space for a fridge/freezer and a cooker fitted with electric points. Natural light floods the space through two double glazed windows on the side, enhancing the room's bright and airy atmosphere. The kitchen is finished with durable tiled flooring and a radiator for added comfort.

Another Aspect Of The Kitchen/Dining Room



First Floor

Landing

Wooden flooring.

Bedroom 1 13'8" x 9'6" (4.17m x 2.89m)



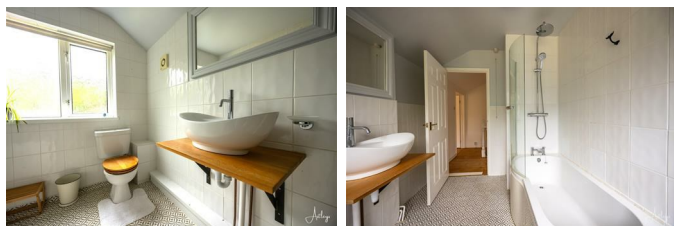
Double glazed window to side, wooden flooring, radiator.

Bedroom 2 8'0" x 17'2" (2.43m x 5.24m)



Double glazed window to side, wooden flooring, radiator.

Bathroom



This bathroom is equipped with a modern three-piece suite that includes a bath with an overhead shower, a wash hand basin and a WC. A frosted double glazed window on the side provides privacy while allowing natural light to filter in. The space features easy-to-maintain vinyl flooring and a heated towel rail for added comfort and convenience.

Storage cupboard

Radiator.

External



To the front of the property there is a courtyard.

Rear Garden



To the rear of the property, steps lead down to a generously sized lawn, perfect for outdoor activities and relaxation. Additionally, there is an outbuilding equipped with electrical connections, offering versatile usage options such as a workshop, storage or a home office.

Ariel Views



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

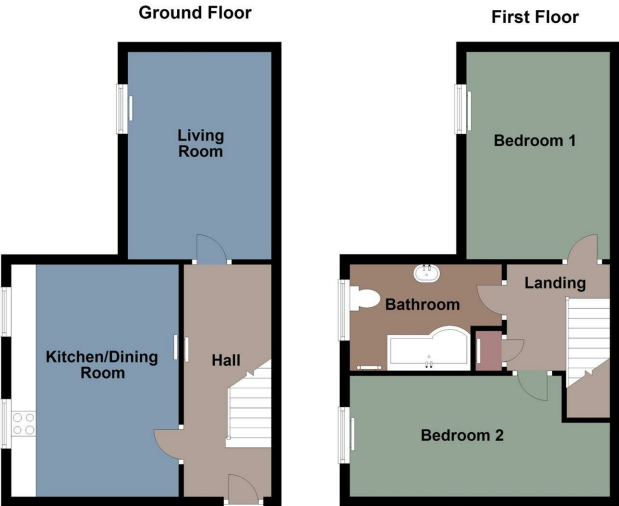
Mains water/Water Meter

Mobile Coverage EE Vodafone Three O2

Broadband Basic -17 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

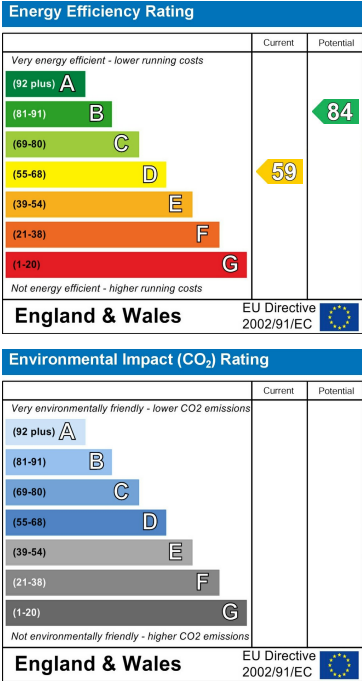
Floor Plan



Area Map



Energy Efficiency Graph



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