



## 21 Vale Street, Pentrechwyth, Swansea, SA1 7FU

**£200,000**

A modern end-terrace house presents an excellent opportunity for first-time buyers or those seeking a contemporary, low-maintenance home. Spanning approximately 710 square feet, the property is part of a popular new development in the SA1 area, ensuring convenient access to Morfa Retail Park and the vibrant Swansea City Centre, along with superb transport links. Upon entering, you are welcomed by an entrance hall that leads to a practical ground floor WC. The lounge seamlessly flows into a stylish kitchen and dining area, where double doors open onto a private, enclosed rear garden—an ideal space for entertaining guests or enjoying a quiet moment outdoors. The first floor features two generously sized double bedrooms and a modern family bathroom completes the upper level.

Externally, the property boasts a driveway, side access, and an enclosed rear garden, enhancing the overall appeal of this charming home. The location is further enriched by a variety of local amenities, including supermarkets, shops, cafes, schools, and leisure facilities. With easy access to the M4 and public transport routes, this property truly offers a well-connected lifestyle in a thriving community. Don't miss the chance to make this delightful home your own.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via door to front, tiled flooring, staircase to first floor, radiator.

#### WC



Two piece suite wash hand basin and WC. Radiator, frosted double glazed window to front.

### Lounge 13'9" x 10'4" (4.18m x 3.14m)



Double glazed window to front, radiator, door leading into the kitchen/dining room.



### **Kitchen/Dining Room 10'7" x 13'5" (3.22m x 4.10m)**



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, built-in electric oven and four ring gas hob with extractor hood over, cupboard housing the boiler, understairs storage cupboard, radiator, double glazed window to rear and double glazed double doors to garden.



### **First Floor**

#### **Landing**

Storage cupboard, access to loft which is fully boarded with a pull down ladder.

### **Bedroom 1 8'2" x 13'6" (2.49m x 4.11m)**



Two double glazed windows to rear, radiator.

### **Bedroom 2 9'0" x 13'5" (2.74m x 4.10m)**



Two double glazed windows to front, storage cupboard, radiator.

## Bathroom



Three suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, radiator, frosted double glazed window to side.

## External



To the front of the property is a driveway paved pathway with side access to the rear garden.

The rear garden is enclosed with a paved patio and a lawned garden.



## Aerial Images

### Agents Note

Tenure - Freehold

Council Tax Band - C

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

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

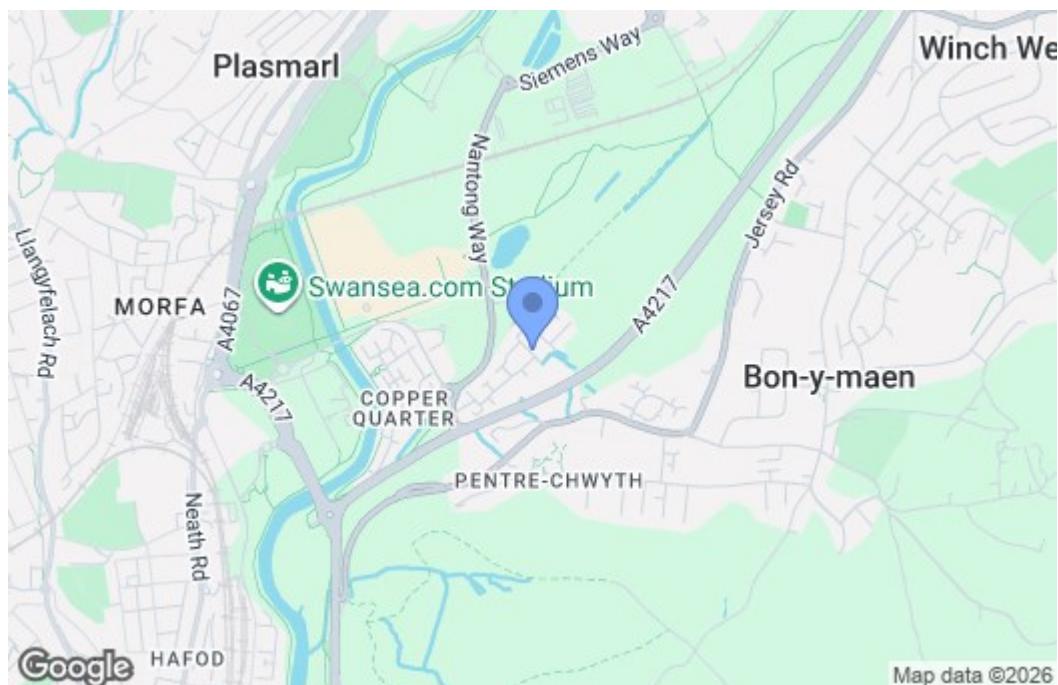
Broadband - Basic 4 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky

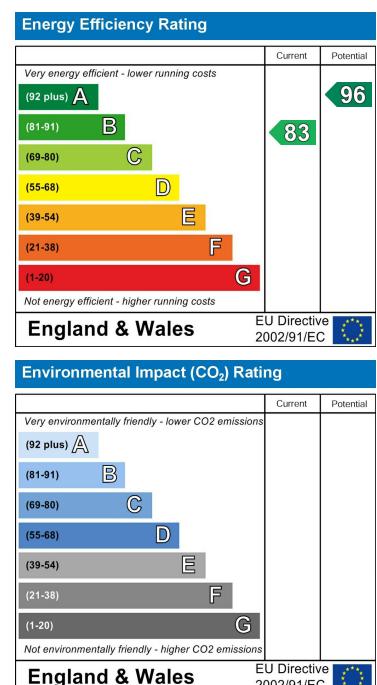
## Floor Plan



## Area Map



## Energy Efficiency Graph



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