



## 22 Pensalem Road, Penlan, Swansea, SA5 7ED

**£100,000**

Offered to the market with no onward chain, this well-located property presents an excellent opportunity for buyers looking to create a home tailored to their own taste. Ripe for modernisation, the accommodation begins with an entrance hall leading to two reception rooms and a kitchen, providing flexible living and dining options. To the first floor are two generously sized double bedrooms, along with a family bathroom and a separate WC. Externally, the property benefits from both front and rear gardens, offering outdoor space to enjoy or further enhance. Ideally positioned with easy access to Swansea city centre, the property is also conveniently close to a wide range of local amenities including shops, schools, parks, public transport links, and everyday services, making it a practical and appealing choice for first-time buyers, investors, or those seeking a renovation project in a well-connected location.



## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via door to front, double glazed window to rear, staircase to first floor, radiator.

#### Lounge 10'1" x 13'9" (3.08m x 4.19m)



Double glazed window to front, radiator.

#### Dining Room 7'9" x 11'4" (2.36m x 3.45m)



Double glazed window to rear, radiator, open plan to the kitchen.

#### Kitchen 15'8" x 5'9" (4.77m x 1.76m)



Fitted base and wall units, stainless steel sink unit, radiator, double glazed window to rear, door to front and rear.

### First Floor

#### Landing

Double glazed window to rear, access to loft.

#### Bedroom 1 14'10" x 9'5" (4.53m x 2.86m)



Double glazed window to front, radiator.

### Bedroom 2 9'11" x 12'0" (3.03m x 3.65m)



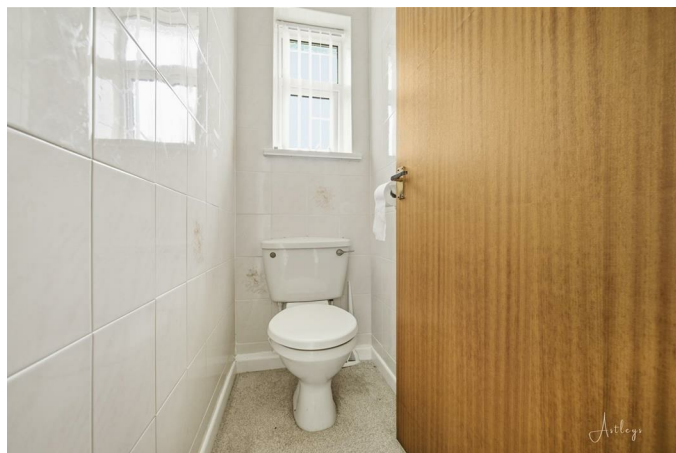
Double glazed window to front, radiator.

### Bathroom



Two piece comprising bath with shower over and wash hand basin, tiled walls, cupboard housing the boiler cupboard, radiator, frosted double glazed window to rear.

### WC



WC and window to rear.

### External



To the front of the property there is a shared gated access with the neighbouring home, opening onto a lawned garden area. To the rear, the garden offers a combination of patio and lawn, providing a good-sized outdoor space, although it is currently in need of some maintenance and updating.

## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - A

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

Parking - On Street Parking

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 13 Mbps Superfast 41 Mbps Ultrafast  
10000 Mbps

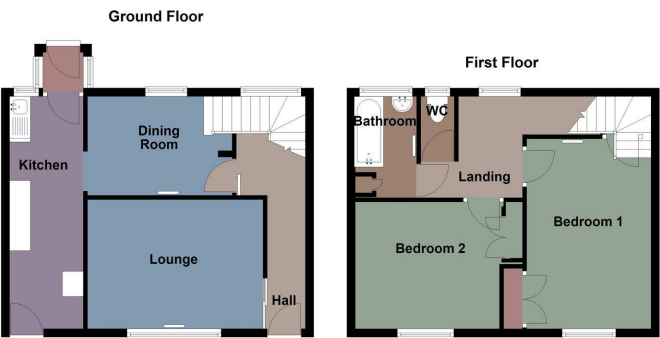
Satellite / Fibre TV Availability -BT Sky Virgin

## PLEASE NOTE

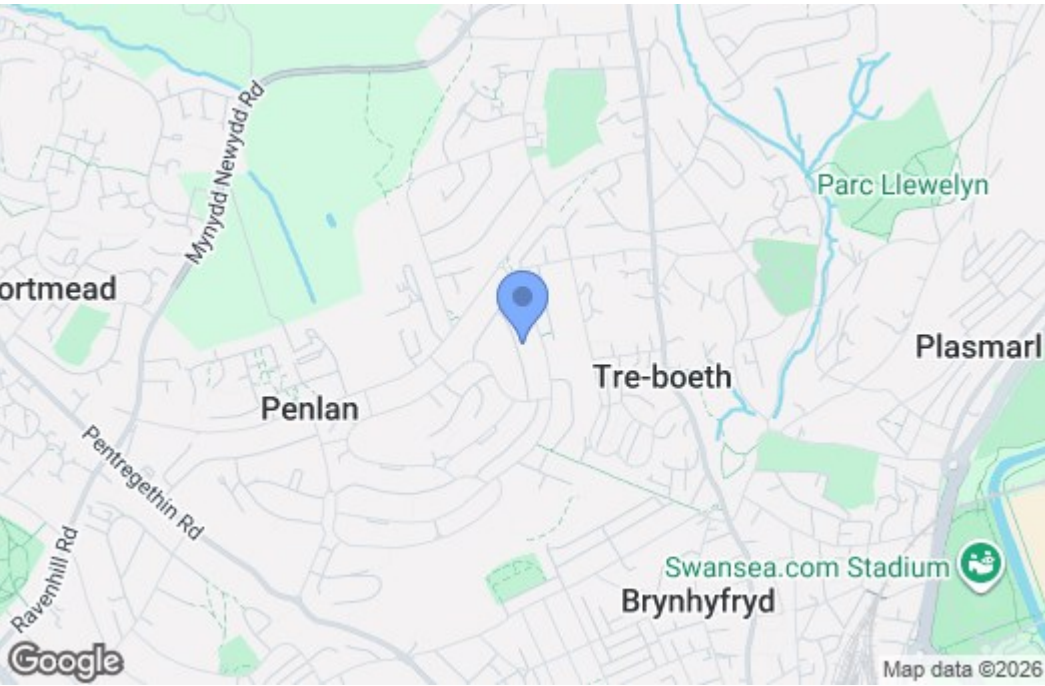
As we are selling the property for a third party the property is sold as seen and the particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



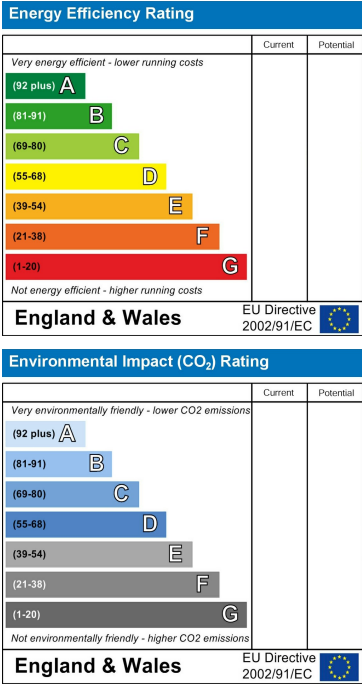
Floor Plan



Area Map



Energy Efficiency Graph



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