



14 Penderry Road

Penlan, Swansea, SA5 7EA

Offers Over £120,000



FULL DESCRIPTION

Dawsons offer for sale this semi-detached property situated in Penlan, Swansea. The property comprises of entrance porch, hallway, lounge, kitchen/dining room, utility room and w.c to the first floor. To the first floor there are three bedrooms and a shower room. Externally the property offers a front garden with gated driveway and a generously sized enclosed garden to rear with patio area. Ideal first time buy, family home or investment. Updating required. The property is conveniently located close to local amenities, schools and provides good transport links to Swansea City Centre, Morfa Retail Parc, and M4 Motorway via Junction 46. Viewing is highly recommended to appreciate the potential this property has to offer.

Ground Floor

Entrance Porch

Hallway

Lounge

15'5" (max) x 11'5" (4.70m (max) x 3.48m)

Kitchen/Dining Room

22'0" (max) x 10'0" (6.73m (max) x 3.05m)

Utility Room

12'11" x 6'9" (3.96m x 2.06m)

WC

First Floor

Landing

Bedroom 1

12'11" x 10'0" (3.96m x 3.07m)

Bedroom 2

12'0" (max) x 11'8" (max) (3.66m (max) x 3.56m (max))

Bedroom 3

9'10" x 8'0" (3.00m x 2.44m)

Shower Room

External

Front Garden with Gated Driveway

Large Enclosed Garden to Rear

Shed

8'2" x 6'9" (2.49m x 2.06m)

Tenure - Freehold

Council Tax Band - B

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

N.B

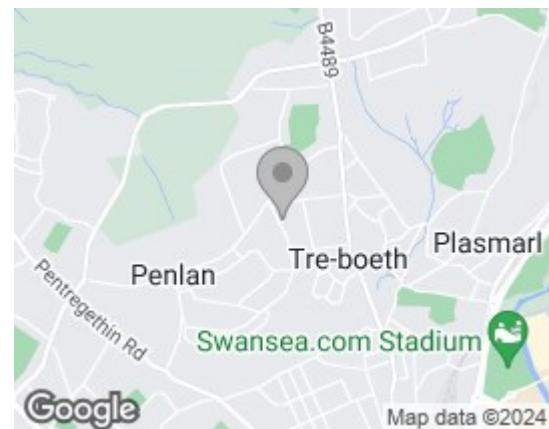
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

Asbestos was introduced in the 1930's and used up until the late 1990's in the production of down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive and so we advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

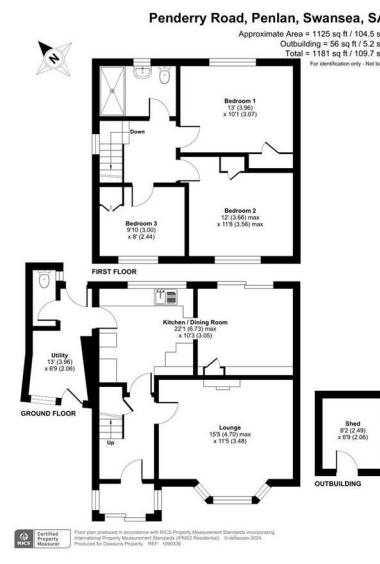
N.B

If over a commercial premises, adjacent to public house/petrol garage/commercial premises - Purchasers must seek additional advice in regard mortgage availability due to the proximity of this property to commercial premises.

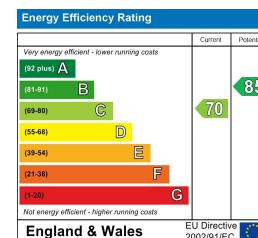
AREA MAP



FLOOR PLANS



EPC



These 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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