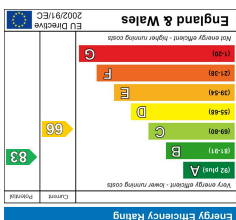




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or



A map of the Penlan area, showing a network of roads including Pentregethin Rd, Conway Rd, Gendros Ave E, Upper Gendros Cres, Cwmbwr Park, Middle Rd, and Cwmdu. A location pin is placed on Pentregethin Rd. The map is oriented with North at the top.

AREA MAP



FLOOR PLAN



3 1 2 D



GENERAL INFORMATION

Dawsons are delighted to present this charming semi-detached home, ideally situated in the sought-after area of Gendros, Swansea.

The property offers a welcoming entrance hallway, two versatile reception rooms, and a well-appointed kitchen to the ground floor. The first floor hosts three comfortable bedrooms and a family bathroom.

Externally, the home enjoys off-road parking to the front, side pedestrian access, and a private, enclosed rear garden—perfect for relaxing or entertaining.

Conveniently located for access to local schools, amenities, Swansea City Centre, Swansea.com Stadium, and nearby retail parks, this property is perfectly placed for family living.

Viewing is highly recommended to appreciate everything this home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception `1
12'5" x 10'4" (to bay) (3.79m x 3.17m (to bay))

Reception 2
10'9" x 7'7" (3.29m x 2.33m)

Kitchen/Breakfast Room
14'9" x 7'11" (4.51m x 2.42m)

First Floor

Landing



Bedroom 1
11'4" x 10'5" (3.46m x 3.18m)

Bedroom 2
11'3" (max) x 11'3" (3.44m (max) x 3.43m)

Bedroom 3
6'10" x 6'10" (2.10m x 2.10m)

Bathroom

External

Off Road Parking to Front

Side Pedestrian Access

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Water: Billed

"Broadband – The current supplier is U Fibre

There are no known issues with mobile coverage using the vendor's current supplier.

