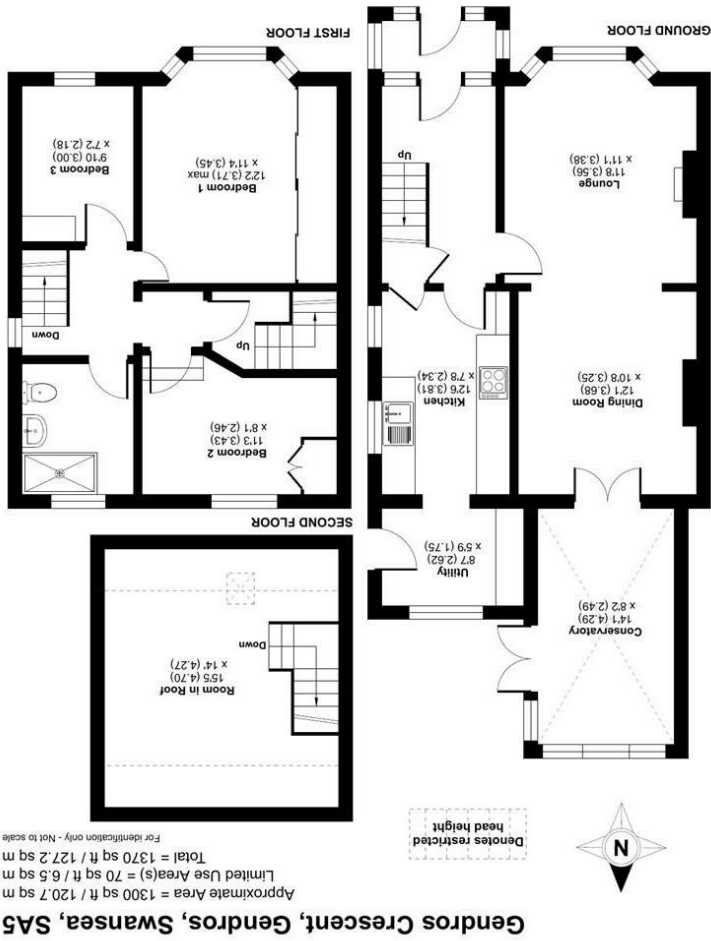
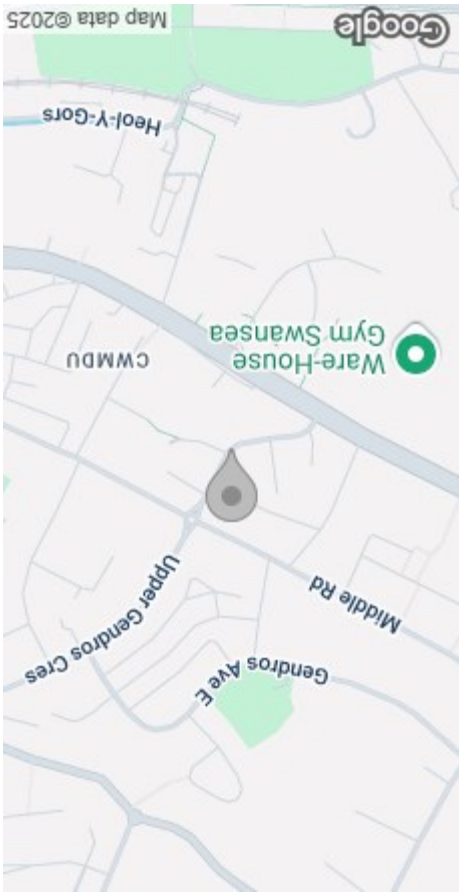


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 1217189. © dawson 2024.



FLOOR PLAN



AREA MAP



14 Gendros Crescent
Gendros, Swansea, SA5 8EL
Offers Around £230,000

3 1 2 D

GENERAL INFORMATION

This well-presented semi-detached property offers a spacious and versatile layout, ideal for modern family living. Situated in a sought-after location, it provides easy access to local amenities, schools, and transport links. On the ground floor, the home features a welcoming entrance porch leading into a bright hallway. The lounge seamlessly flows into a dining room, creating a perfect space for entertaining. The modern kitchen opens up into a practical utility area. A conservatory at the rear provides additional living space, offering views of the beautifully maintained garden. The first floor comprises three well-proportioned bedrooms and a contemporary shower room, designed with modern fixtures and finishes. The second floor boasts an attic room, ideal for use as a home office, guest space, or additional storage. Externally, the property is equally impressive. A driveway to the front provides convenient off-road parking, while a garden to the side enhances its curb appeal. The enclosed rear garden is meticulously maintained, offering a private and peaceful outdoor retreat. This property combines charm, practicality, and location, making it a perfect choice for those seeking a comfortable and stylish home in a desirable area.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge Opening To:
11'8" x 11'1" (3.56m x 3.38m)

Dining Room
12'0" x 10'7" (3.68m x 3.25m)

Conservatory
14'0" x 8'2" (4.29m x 2.49m)

Kitchen
12'5" x 7'8" (3.81m x 2.34m)



Utility
8'7" x 5'8" (2.62m x 1.75m)

First Floor

Landing

Bedroom 1
12'2" (max) x 11'3" (3.71m
(max) x 3.45m)

Bedroom 2
11'3" x 8'0" (3.43m x 2.46m)

Bedroom 3
9'10" x 7'1" (3.00m x 2.18m)

Shower Room

Second Floor

Attic Room
15'5" x 14'0" (4.70m x 4.27m)

External

Driveway with garden to Side

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

Services
Electric - EDF
Gas - EDF
Broadband - Sky (cable)

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

