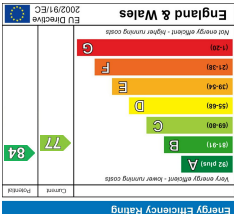


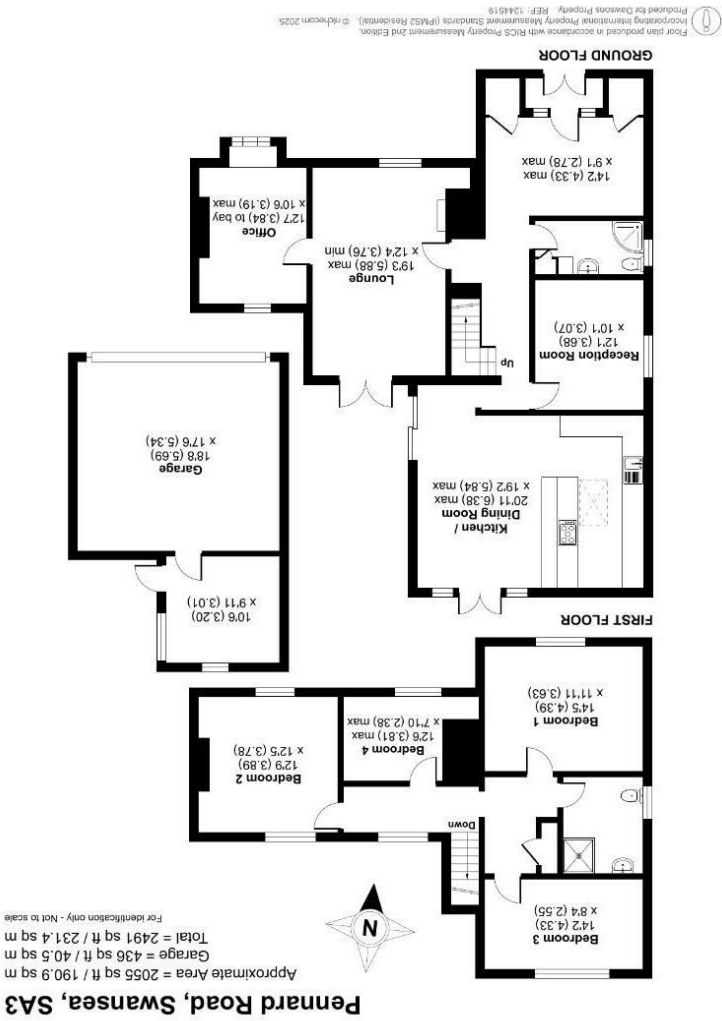
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### EPC



### AREA MAP



### FLOOR PLAN



15 Pennard Road  
Kittle, Swansea, SA3 3JG  
Offers Over £650,000





GENERAL INFORMATION

Nestled in the picturesque village of Kittle, this beautifully renovated traditional semi-detached property seamlessly blends character with modern living. Boasting four generously sized double bedrooms, this home has been thoughtfully renovated, including the addition of a stunning kitchen-breakfast room overlooking the private rear garden.

The village itself has a friendly and welcoming community, with a popular local pub, The Beaufort Arms, a well-regarded convenience store, and easy access to scenic walking and cycling routes. Kittle is an ideal location for nature lovers, with Pwll Du Bay, a secluded and picturesque cove within easy reach.

Upon arrival, you are welcomed by the cobblestone driveway, stone walls and an impressive cathedral-style oak door leading into a charming entrance porch and a spacious hallway, where exposed original stone walls set the tone for the home's characterful charm. The ground floor offers a spacious lounge, featuring an original bread oven, which leads to a separate study—perfect for working from home. Additionally, the ground floor benefits from a newly fitted shower room, a cosy sitting room, and finally, the showstopping modern kitchen-dining room recently constructed to provide an open and stylish space ideal for entertaining. A sky lantern floods the kitchen with natural light, enhancing the bright and airy atmosphere while offering stunning views of the private rear garden. The first floor hosts four well-proportioned double bedrooms, all serviced by a sleek, modern shower room.

The rear garden is laid to lawn and offers a high degree of privacy, making it a tranquil retreat. The impressive double garage with additional single story workshop has planning permission granted for conversion into a 1 bedroom annex with shower room, large open plan living room with kitchenette. This delightful home combines period charm with contemporary convenience. Viewing is highly recommended. EPC C

FULL DESCRIPTION

Entrance Porch

Hallway  
14'2 max x 9'1 max (4.32m max x 2.77m max)

Lounge  
19'3 max x 12'4 min (5.87m max x 3.76m min)

Office  
12'7 to bay x 10'6 max (3.84m to bay x 3.20m max)

Bathroom

Reception Room  
12'1 x 10'1 (3.68m x 3.07m)



Kitchen/Dining Room  
20'11 max x 19'2 max (6.38m max x 5.84m max)

Stairs To First Floor

Landing

Bedroom 1  
14'5 x 11'11 (4.39m x 3.63m)

Bedroom 2  
12'9 x 12'5 (3.89m x 3.78m)

Bedroom 3  
14'2 x 8'4 (4.32m x 2.54m)

Bedroom 4  
12'6 max x 7'10 max (3.81m max x 2.39m max)

Bathroom

Tenure  
Freehold

Council Tax Band  
G

Services  
Mains gas, electric , drainage.& water (metered)  
Current owners broadband is with Sky. Please refer to Ofcom checker for further information.  
Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

