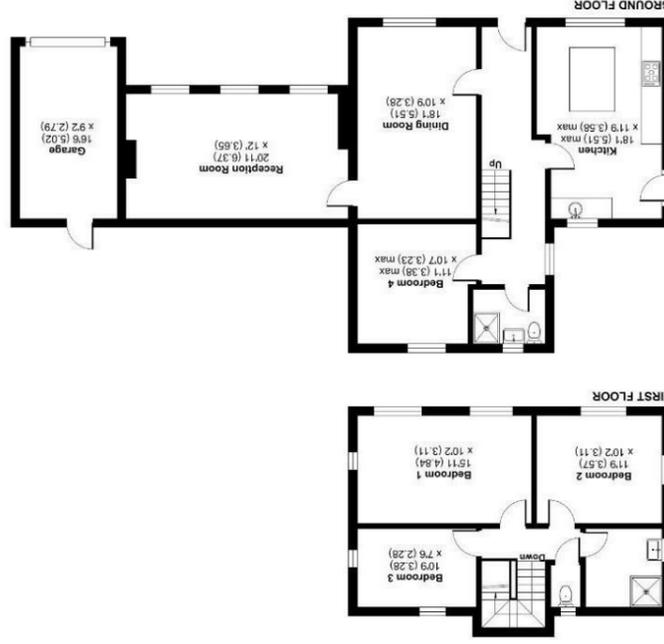


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

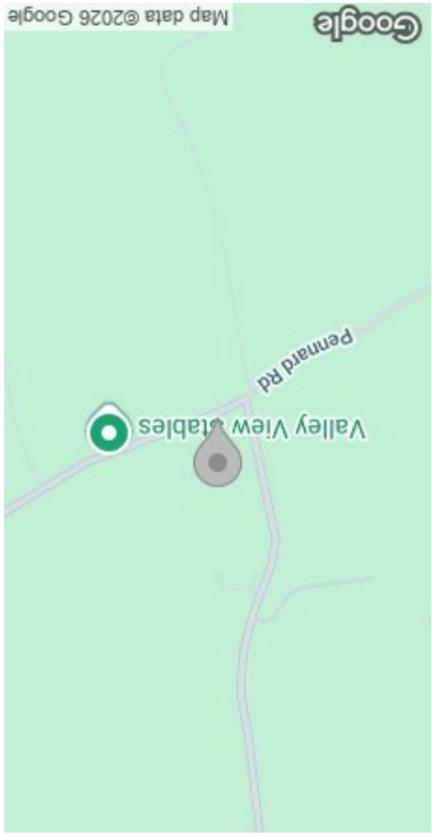
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson Property. REF: 154002.



Approximate Area = 1510 sq ft / 140.2 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1659 sq ft / 154 sq m  
 For identification only - Not to scale

Pennard Road, Pennard, Swansea, SA3

FLOOR PLAN



AREA MAP



DAWSONS

84 Pennard Road  
 Pennard, Swansea, SA3 2AA  
 Asking Price £795,000



DAWSONS  
 ALL THINGS PROPERTY

## GENERAL INFORMATION

This impressive early 1900s detached property sits on a generous plot, offering a family home that beautifully combines character, comfort, an abundance of outdoor space and sea views from the first floor elevation.

Perfectly situated in Pennard, the property is just a short drive from the world-famous Gower beaches, including Pwlldu Bay and Pobbles. Surrounded by the stunning Gower countryside – designated an Area of Outstanding Natural Beauty – it provides the perfect balance of coastal living and rural tranquillity.

Upon entering, you are welcomed by a spacious entrance hall that leads to a modern fitted kitchen featuring a central island, eye-level built-in oven, and microwave. A formal dining room with attractive wood-effect flooring and views across the landscaped front garden offers the perfect setting for entertaining and hosting guests.

Moving through to the lounge, the wood-effect flooring flows seamlessly, enhanced by a feature fireplace with inset log burner that serves as a striking focal point, while large windows capture views of the beautifully landscaped front gardens.

The ground floor also provides a versatile double bedroom and a stylish shower room – ideal for guests or multi-generational living.

Upstairs, three spacious bedrooms are served by a contemporary shower room and separate WC, completing the first-floor accommodation

Outside, the rear garden features a raised paved patio with integrated lighting – a perfect setting for al fresco dining and summer evenings – overlooking an expansive level lawn to the rear of this beautiful home.

Secure gated access leads to a generous driveway with ample parking for multiple vehicles, together with the additional benefit of a garage.

Planning is granted for demolition of single storey extension and construction of two storey rear extension. Reference 2025/2189/FUL



## FULL DESCRIPTION

### Entrance Hall

### Kitchen

18'1 max x 11'9 max (5.51m max x 3.58m max)

### Dining Room

18'1 x 10'9 (5.51m x 3.28m)

### Reception Room

20'11 x 12' (6.38m x 3.66m)

### Bedroom 4

11'1 max x 10'7 max (3.38m max x 3.23m max)

### Bathroom

### Stairs To First Floor

### Landing



### Bedroom 1

15'11 x 10'2 (4.85m x 3.10m)

### Bedroom 2

11'9 x 10'2 (3.58m x 3.10m)

### Bedroom 3

10'9 x 7'6 (3.28m x 2.29m)

### WC

### Shower Room

### Parking

Parking is available at this property via the generous driveway and garage.

### Garage

16'6 x 9'2 (5.03m x 2.79m)

### Tenure

Freehold

### EPC - D

### Council Tax Band

G

### Services

Mains gas, electric, water & drainage. There is a water meter. The current seller's broadband is currently with BT. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

