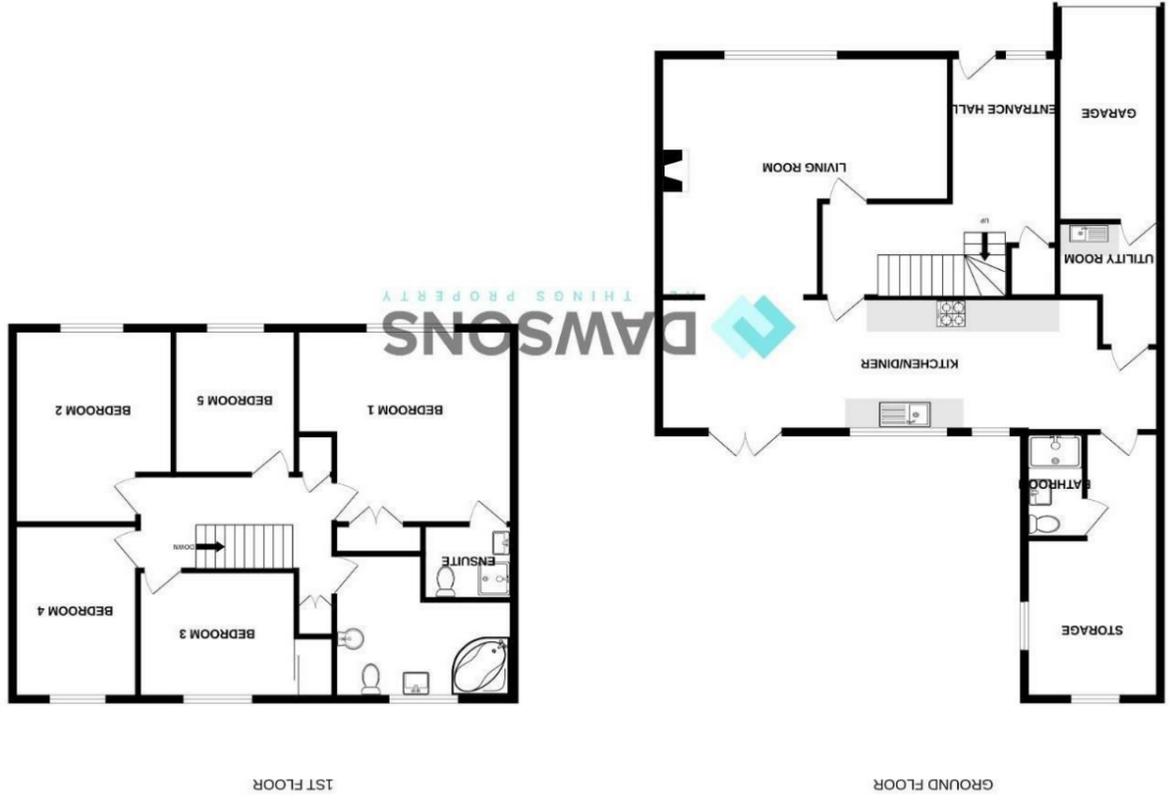


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The works, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 5022S



FLOOR PLAN



AREA MAP



**104 Pennard Drive**  
 Southgate, Swansea, SA3 2DP  
**Asking Price £495,000**

5 3 2 D

## GENERAL INFORMATION

Located in the highly desirable coastal village of Southgate, Swansea, this spacious and well-proportioned family home offers versatile accommodation arranged over two floors, making it ideal for growing families or those seeking generous living space near the Gower coastline.

The ground floor features a welcoming entrance hall leading to a generous living room, providing an excellent space for relaxing or entertaining. To the rear of the property is an impressive open-plan kitchen/diner, offering extensive room for cooking, dining and socialising, with access to the rear garden. The ground floor further benefits from a utility room, family bathroom, and a useful storage room, which could potentially be utilised or converted to create additional accommodation, making it suitable for multi-generational living. An integral garage provides additional storage or parking options.

The first floor offers five bedrooms, providing flexible accommodation for families, guests, or home working. The principal bedroom benefits from its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The additional bedrooms offer a variety of uses, ideal for children's rooms, guest accommodation or study space.

Externally, the property benefits from driveway parking to the front, along with a front garden, while the rear garden provides an excellent outdoor space for relaxation, family activities, and entertaining.

Overall, this property combines generous internal space, versatile accommodation and practical features, all within easy reach of the stunning Gower Peninsula, renowned local beaches, village amenities, and well-regarded schools.



## FULL DESCRIPTION

### Entrance Hall

**Living Room**  
19'9 x 16'5 (6.02m x 5.00m)

**Kitchen / Diner**  
34' x 9'2 (10.36m x 2.79m)

**Utility Room**  
8'6 x 7' (2.59m x 2.13m)

**Integral Garage**  
14'7 x 7' (4.45m x 2.13m)

### Storage

### Bathroom

### Stairs To First Floor

### Landing



**Bedroom 1**  
14'9 x 13'4 (4.50m x 4.06m)

### Ensuite

**Bedroom 2**  
13'4 x 10'11 (4.06m x 3.33m)

**Bedroom 3**  
10'9 x 8'9 (3.28m x 2.67m)

**Bedroom 4**  
11'10 x 8'6 (3.61m x 2.59m)

**Bedroom 5**  
9'11 x 8'4 (3.02m x 2.54m)

### Bathroom

### Parking

Parking is available via the driveway and garage.

### Tenure

Freehold

### Council Tax Band

F

### EPC - D

### Services

Mains gas, electric, water (billed) & drainage.

The current sellers broadband is currently with TalkTalk. 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.

