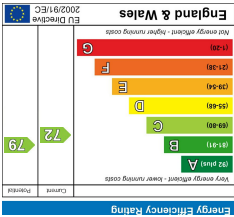
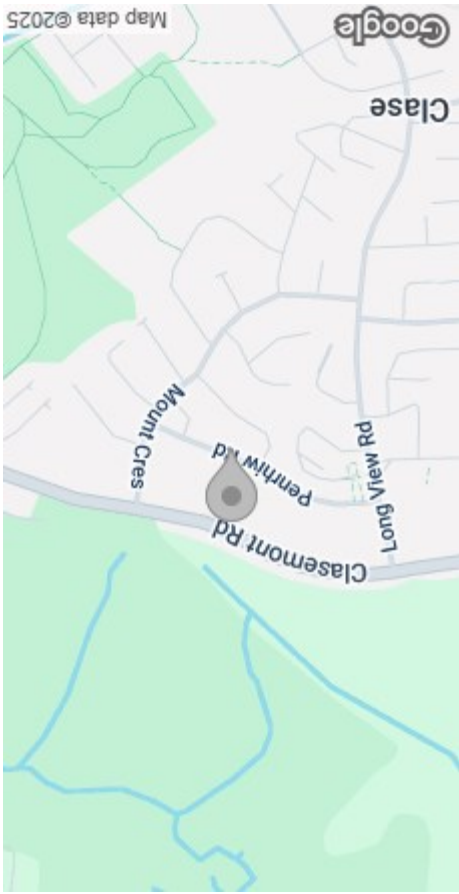


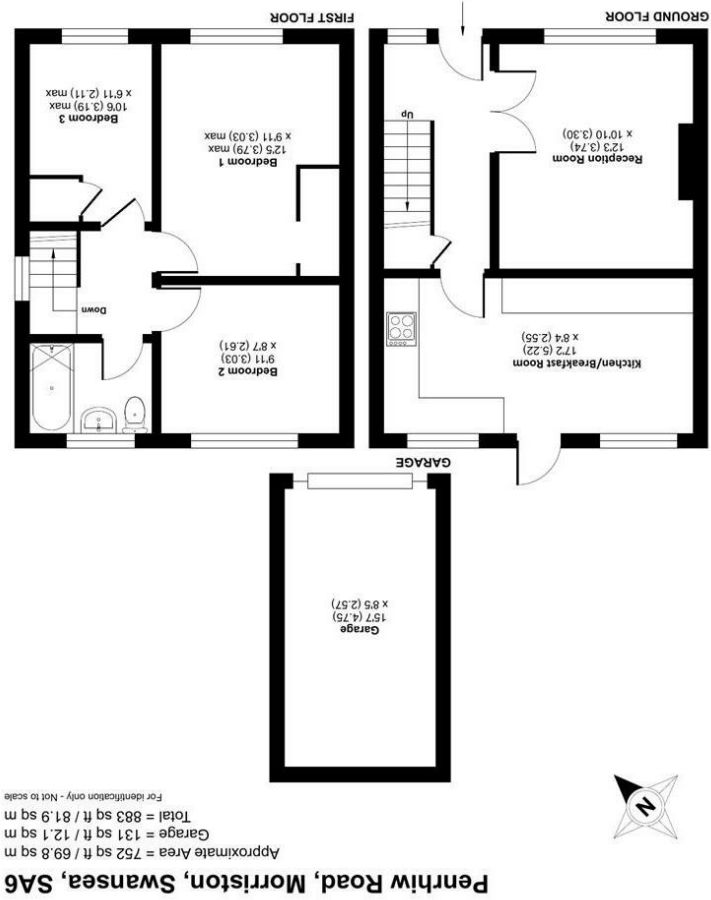
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Penrhwi Road, Morriston, Swansea, SA6

FLOOR PLAN



GENERAL INFORMATION

Located on Penrhiw Road in the charming area of Morriston, Swansea, this beautifully presented semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern kitchen/breakfast room, which boasts contemporary fittings and ample space for dining.

Outside, the enclosed rear garden offers a private retreat, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the property benefits from parking for up to three vehicles, ensuring convenience for residents and visitors.

Situated close to local amenities, including shops and schools, this home is also conveniently located near the DVLA and Morriston Hospital, making it an excellent choice for professionals. Furthermore, with great transport links to the M4, commuting to nearby cities is a breeze.

FULL DESCRIPTION

Entrance

Reeption Room
12'3 x 10'10 (3.73m x 3.30m)

Kitchen/Dining Room
17'2 x 8'4 (5.23m x 2.54m)

First Floor

Landing

Bedroom One
12'5 max x 9'11 max (3.78m max x 3.02m max)



Bedroom Two
9'11 x 8'7 (3.02m x 2.62m)

Bedroom Three
10'6 max x 6'11 max (3.20m max x 2.11m max)

Bathroom

External

Parking
Driveway and garage (15'7 x 8'5)
Electric charging point

Council Tax Band
C

EPC
C

Tenure
Freehold - with a chief rent

Services
Mains electricity, gas, water and sewerage.
Broadband - Virgin Media
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, ID mobile. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

