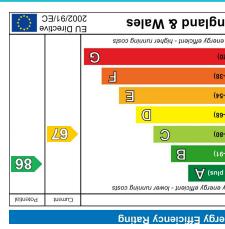
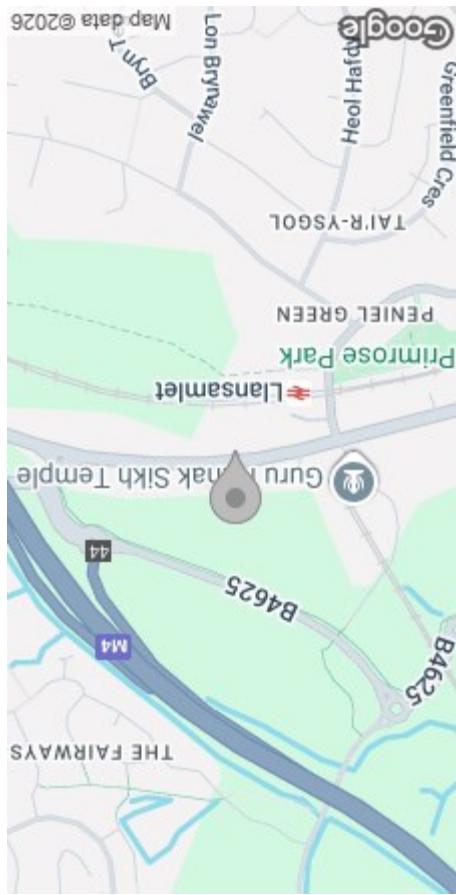




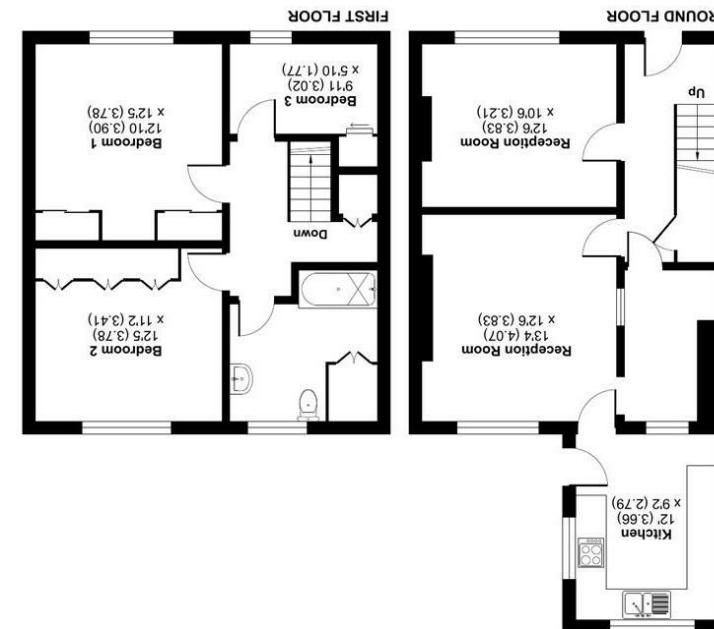
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Peniel Green Road, Peniel Green, Swansea, SA7  
Approximate Area = 1119 sq ft / 103.9 sq m  
For identification only - Not to scale

FLOOR PLAN



266 Peniel Green Road  
Peniel Green, Swansea, SA7 9BR  
Offers Over £140,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

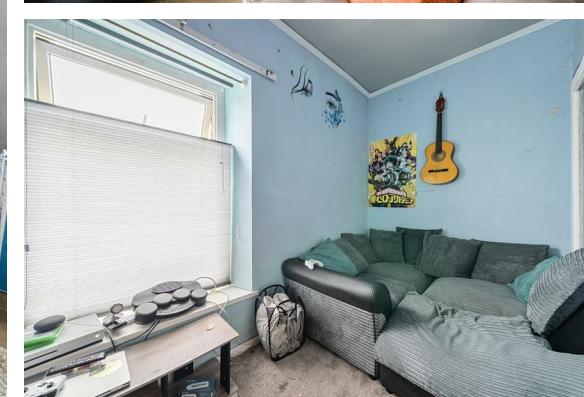
\*\* OFFERS OVER £140,000 \*\*

Situated on Peniel Green Road, this charming end terrace house offers a delightful blend of character and modern living, making it an ideal choice for families or those seeking extra space.

Inside, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The three well-proportioned bedrooms offer comfortable retreats, while the bathroom is conveniently located to serve the household. The layout of the home allows for a variety of uses, catering to your lifestyle needs.

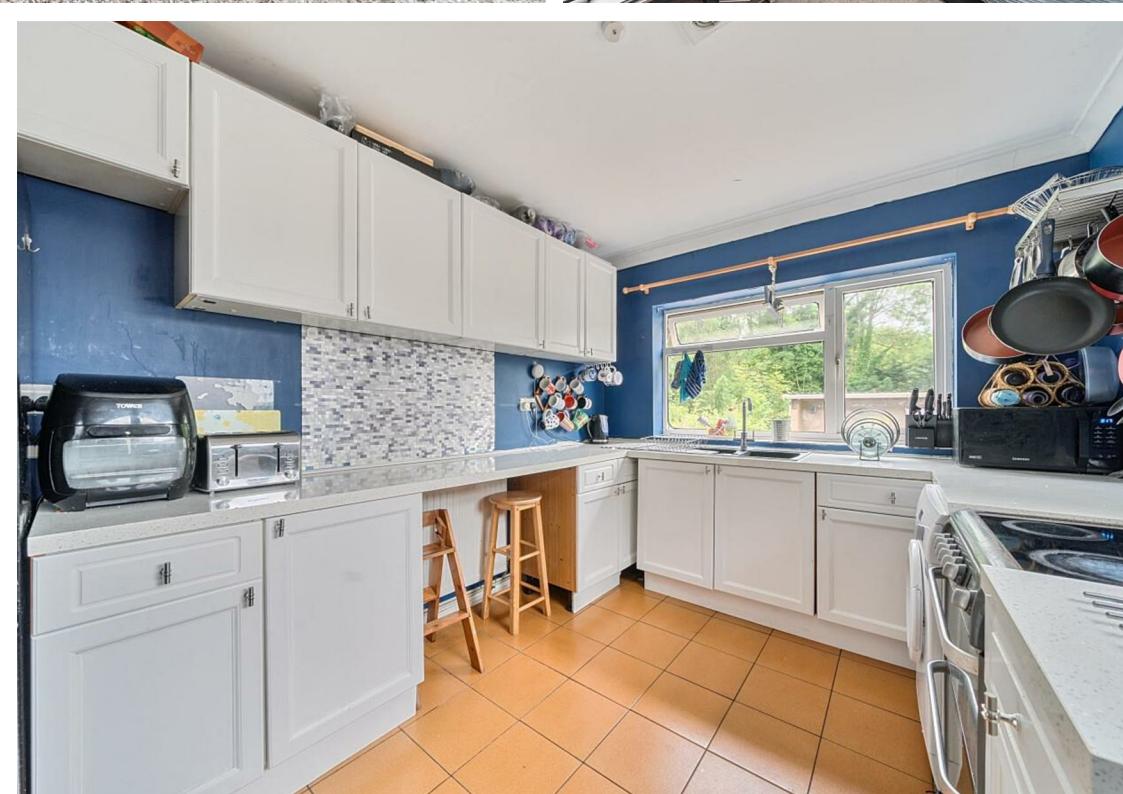
One of the standout features of this property is the spacious garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. It presents a wonderful opportunity for families with children or pets, as well as those who appreciate a tranquil outdoor space.

The location is particularly advantageous, with local amenities just a stone's throw away, ensuring that daily necessities are easily accessible. Additionally, the property benefits from excellent transport links to the M4, making commuting a breeze and connecting you to nearby towns and cities.



## FULL DESCRIPTION

### Entrance



### Hallway

**Reception Room**  
12'6 x 10'6 (3.81m x 3.20m)



**Kitchen**  
12'0 x 9'2 (3.66m x 2.79m)

### First Floor



### Landing

**Bedroom One**  
12'10 x 12'5 (3.91m x 3.78m)



**Bedroom Two**  
12'5 x 11'2 (3.78m x 3.40m)

**Bedroom Three**  
9'11 x 5'10 (3.02m x 1.78m)

### Bathroom

### External

**Council Tax Band**  
C

**EPC**  
D

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, water (billed) and sewerage.  
Broadband - The current supplier is EE.  
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

