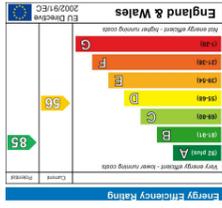




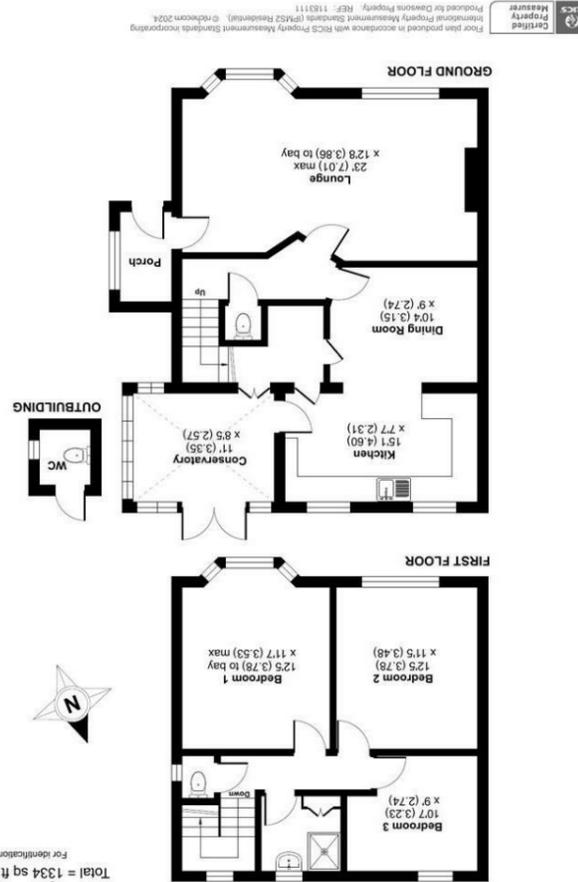
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



For identification only - Not to scale

Peniel Green Road, Peniel Green, Swansea, SA7

FLOOR PLAN



363 Peniel Green Road  
 Peniel Green, Swansea, SA7 9BT  
 Offers Over £225,000



## GENERAL INFORMATION

Welcome to this charming semi-detached house on Peniel Green Road in the lovely area of Llansamlet, Swansea. This property boasts a warm and inviting atmosphere with its immaculate presentation throughout.

As you step inside, you'll find a cosy reception room perfect for relaxing or entertaining guests. The house features three comfortable bedrooms, ideal for a growing family or those in need of extra space. With a well appointed shower room and separate W.C, there will be no more queuing in the morning rush. One of the highlights of this property is the well-designed kitchen leading through to a charming dining room, making meal times a joy. Additionally, the conservatory offers a tranquil space to unwind and enjoy the natural light all year round.

Step outside to discover the delightful mature garden to the rear of the property. Whether you have a green thumb or simply enjoy outdoor gatherings, this garden provides the perfect setting for relaxation and entertainment.

Conveniently located, this home offers great transport links to the M4, making commuting a breeze.

The absence of a chain means a smoother and quicker process for those eager to make this house their home.

## FULL DESCRIPTION

### Entrance

### Porch

### Lounge

23'0 max x 12'8 to bay (7.01m max x 3.86m to bay)

### Hallway

### Cloakroom

### Dining Room

10'4 x 9'0 (3.15m x 2.74m)

### Kitchen

15'1 x 7'7 (4.60m x 2.31m)

### Conservatory



### First Floor

### Landing

### Bedroom One

12'5 to bay x 11'7 max (3.78m to bay x 3.53m max)

### Bedroom Two

12'5 x 11'5 (3.78m x 3.48m)

### Bedroom Three

10'7 x 9'0 (3.23m x 2.74m)

### Shower Room

### W.C

### External

### Parking

Residents parking in layby in front of property. Parking permit available from Swansea city council at no cost.

### Council Tax Band

C

### EPC

D

### Tenure

Freehold

### Services

Mains electricity, gas, water (billed) and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

