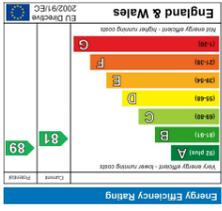


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

TOTAL FLOOR AREA: 859 sq. ft. (79.8 sq m.) approx.  
 These measurements are taken to ensure the accuracy of the property's floor area. Measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any errors or omissions. The floor is finished with carpet and should be used as such. Any prospective purchaser should verify the accuracy of these measurements and should not rely on them as to the accuracy of the property's floor area.  
 Made with MetreX 2025



EPC



AREA MAP



FLOOR PLAN



236 Peniel Green Road  
 Peniel Green, Swansea, SA7 9BD  
 Offers Over £120,000



## GENERAL INFORMATION

Nestled in the charming area of Peniel Green, Swansea, this well-presented mid-terrace house offers a delightful living experience for families and professionals alike. Boasting two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The three comfortable bedrooms are perfect for restful nights, while the well-appointed bathroom ensures convenience for all residents.

One of the wonderful features of this home is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. The property is also ideally situated with excellent transport links to the M4, making commuting to nearby cities and regions a breeze.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to invest, this house presents a wonderful opportunity in a desirable location.

## FULL DESCRIPTION

### Entrance

**Lounge**  
14'7 x 14'4 (4.45m x 4.37m)

**Dining Room**  
14'4 x 11'9 (4.37m x 3.58m)

**Kitchen**  
8'5 x 6'8 (2.57m x 2.03m)

**Bathroom**  
7'5 x 6'8 (2.26m x 2.03m)



**First Floor**

**Landing**

**Bedroom One**  
14'4 x 11'9 (4.37m x 3.58m)

**Bedroom Two**  
14'7 x 8'7 (4.45m x 2.62m)

**Bedroom Three**  
8'5 x 6'8 (2.57m x 2.03m)

**External**

**Council Tax Band**  
C

**EPC**  
B

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, water 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.

**Additional Information**

There are leased solar panels at the property.  
Chimney needs pointing which will be done before completion.

