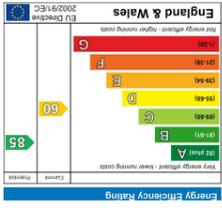
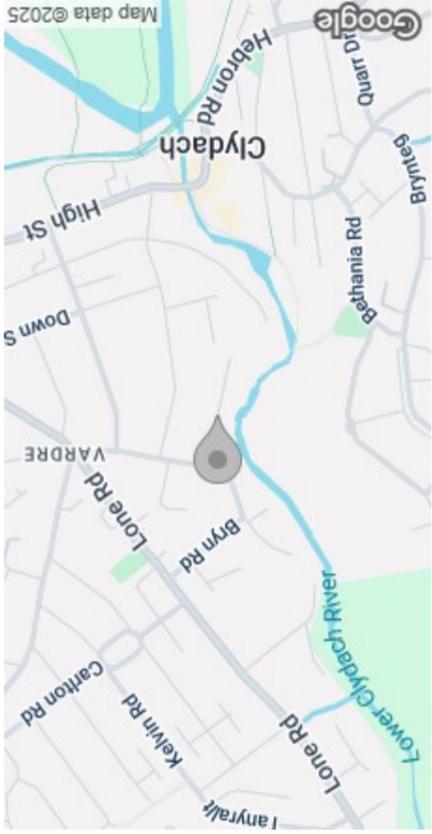


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Pen Y Bryn, Lon Eithrym, Clydach, Swansea, SA6
 Approximate Area = 1682 sq ft / 156.2 sq m (excludes garage)
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 1826 sq ft / 169.6 sq m
 For identification only - Not to scale

FLOOR PLAN



Pen Y Bryn Lon Eithrym
 Clydach, Swansea, SA6 5ER
 Asking Price £400,000



GENERAL INFORMATION

This charming detached family home set on a private road offers spacious and versatile accommodation across three floors.

The ground floor features a welcoming porch and hallway leading to a cosy lounge, a well-appointed kitchen/dining room, and a convenient shower room. On the first floor, there are three generous bedrooms and a stylish bathroom complete with a luxurious four-piece suite. The second floor is dedicated to relaxation and productivity, boasting a bright reception room and a functional office space.

Externally, the property is surrounded by beautiful outdoor spaces. The front garden is a highlight, with mature shrubs and trees creating a stunning first impression. At the rear, an enclosed garden offers lovely views, perfect for enjoying outdoor activities or peaceful relaxation.

Additionally, the property includes a separate studio with bi-folding doors, providing an excellent space for creative endeavours or additional accommodation. A garage completes the external features, offering secure parking and extra storage.

This home combines elegance and practicality, making it an ideal choice for families seeking comfort and style in a desirable location.



FULL DESCRIPTION

Ground floor

Entrance

Porch

Hallway

Lounge

21'10" x 12'0" (6.68m x 3.66m)

Kitchen/Dining Room

22'0" (max) x 11'10" (max)
(6.71m (max) x 3.63m (max))

Shower Room

First Floor

Landing



Bedroom 1
15'10" x 11'10" (4.83m x 3.63m)

Bedroom 2
12'2" x 11'6" (3.71m x 3.53m)

Bedroom 3
11'8" x 10'5" (3.56m x 3.18m)

Bathroom

Second Floor

Reception
14'7" x 8'9" (4.45m x 2.69m)

Office
13'10" x 12'0" (4.24m x 3.66m)

External

Substantial Front Garden

Enclosed Rear Garden with Views

Studio
21'7" x 6'7" (6.60m x 2.03m)

Parking
Garage

Council Tax Band
D

Tenure
Freehold

Services
Mains electricity, gas, water (billed) and sewerage.
You are advised to refer to Ofcom checker for mobile signal and coverage.

