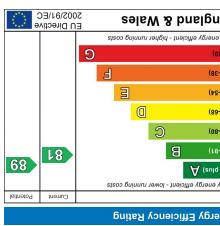
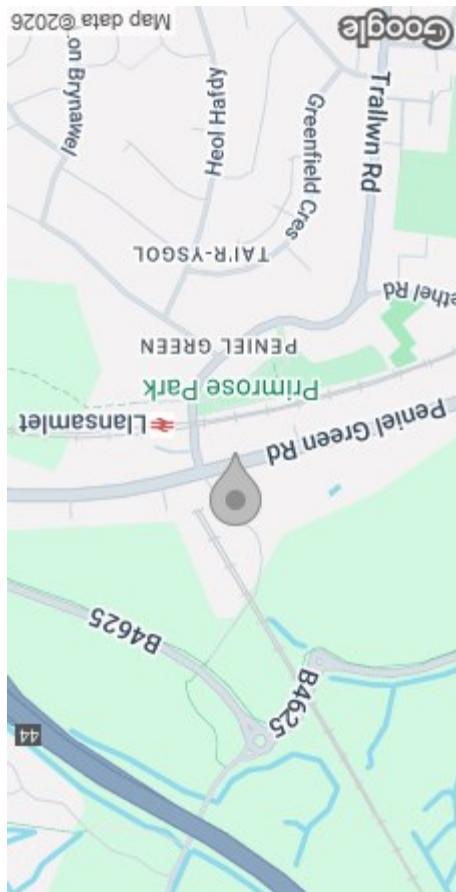




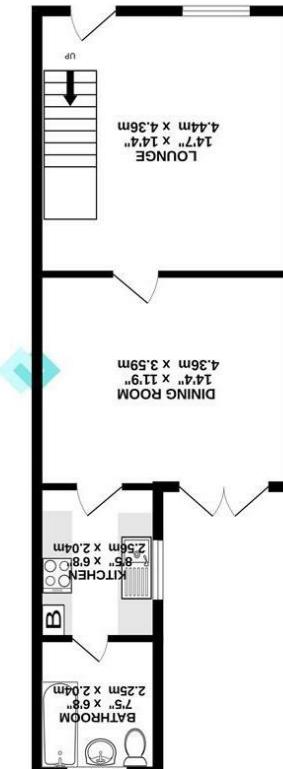
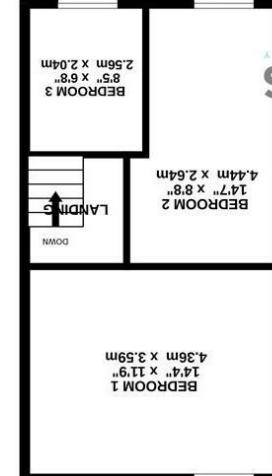
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



377 sq ft (35.0 sq m) approx.

1ST FLOOR

482 sq ft (44.8 sq m) approx.

GROUND FLOOR

### FLOOR PLAN



## 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)



**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

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

**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

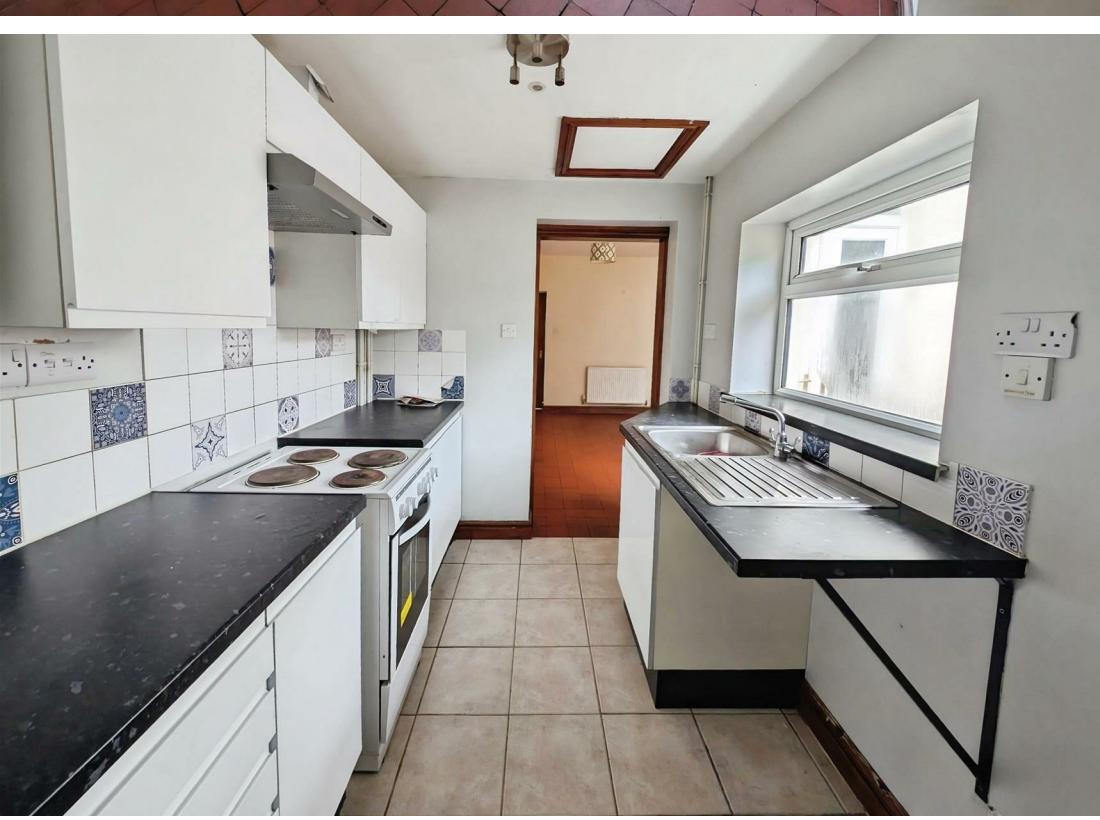
**Council Tax Band**  
C

### 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