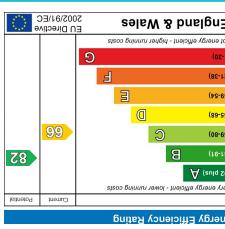
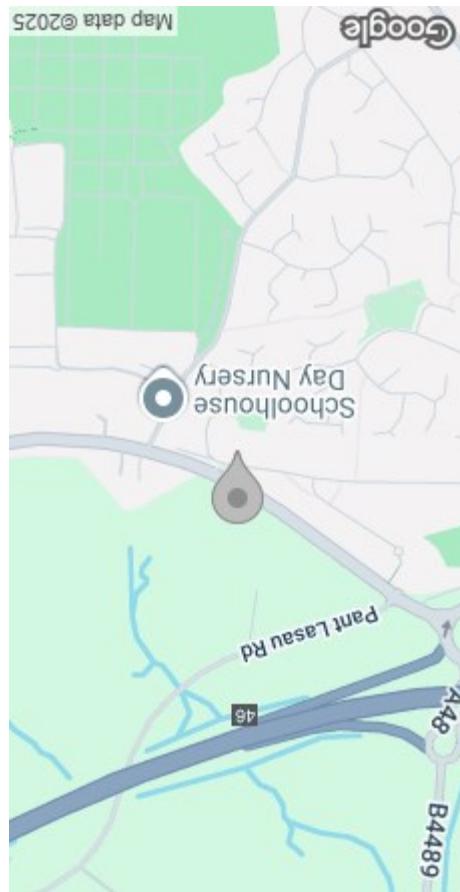




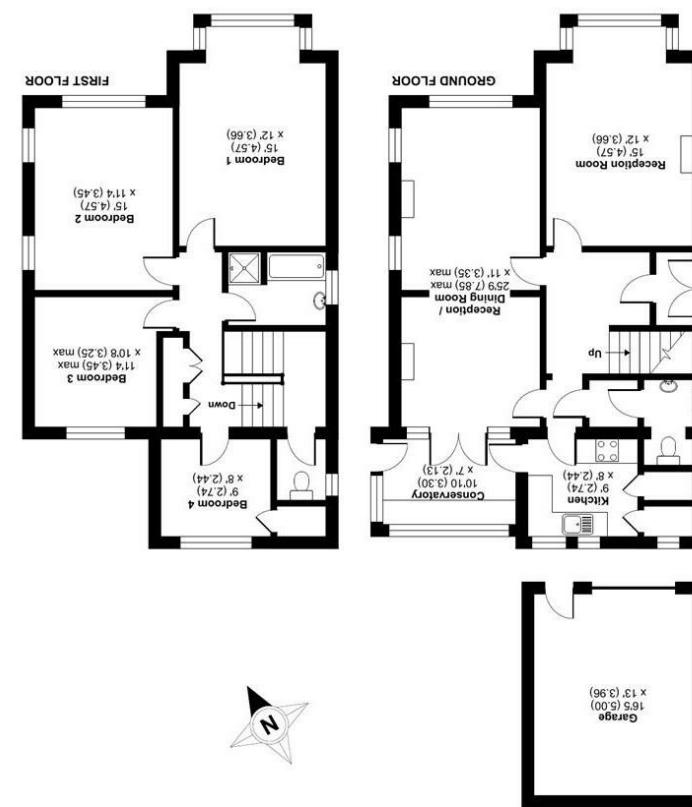
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN

Pengors Road, Llangyfelach, Swansea, SA5

Approximate Area = 1717 sq ft / 159.5 sq m
Garage = 214 sq ft / 19.8 sq m
Total = 1931 sq ft / 193.5 sq m



70 Pengors Road
Llangyfelach, Swansea, SA5 7JF
Asking Price £425,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Located in the charming Pengors Road, Llangyfelach, Swansea, this detached house is a true gem waiting to be discovered.

Boasting two inviting reception rooms, four cosy bedrooms, and a well-appointed bathroom, this property offers ample space for comfortable living.

One of the standout features of this residence is the parquet block flooring adds a touch of elegance and character.

Imagine entertaining guests in the spacious reception rooms or unwinding in the tranquility of the beautifully maintained gardens - a perfect retreat from the hustle and bustle of everyday life.

Convenience is key with parking available for up to 7 vehicles, ensuring that family and friends can visit without any parking worries.

The proximity to local amenities, the DVLA, and Morriston Hospital makes this location not only practical but also highly desirable. For those who value easy commuting, the great transport links to the M4 provide quick access to nearby cities and beyond.

And the best part? This property comes with no chain, making the buying process smooth and hassle-free.



FULL DESCRIPTION

Entrance

Hallway

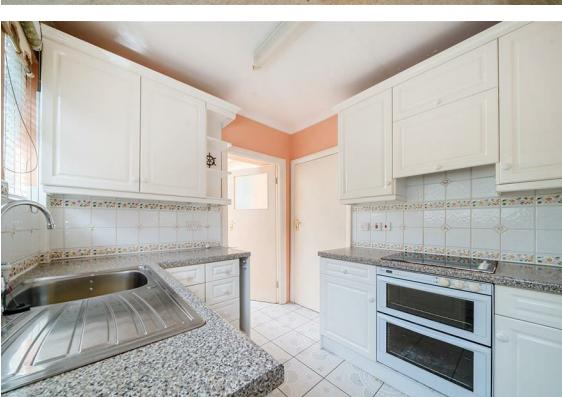
Reception Room

15'0 x 12'0 (4.57m x 3.66m)



Reception/Dining Room

25'9 max x 11'0 max (7.85m max x 3.35m max)



Conservatory

10'10 x 7'0 (3.30m x 2.13m)

Kitchen

9'0 x 8'0 (2.74m x 2.44m)



Cloakroom

First Floor

Landing



W.C

Bathroom

Bedroom One

15'0 x 12'0 (4.57m x 3.66m)



Bedroom Two

15'0 x 11'4 (4.57m x 3.45m)



Bedroom Three

11'4 max x 1'8 max (3.45m max x 0.51m max)

Bedroom Four

9'0 x 8'0 (2.74m x 2.44m)

External

Parking

Driveway and garage (16'5 x 13'0)

Council Tax Band

E

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water (billed) and drainage.

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.

