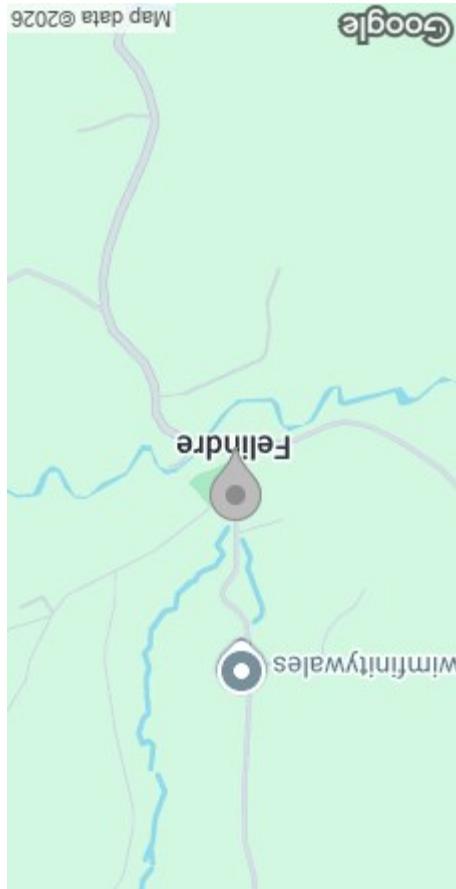




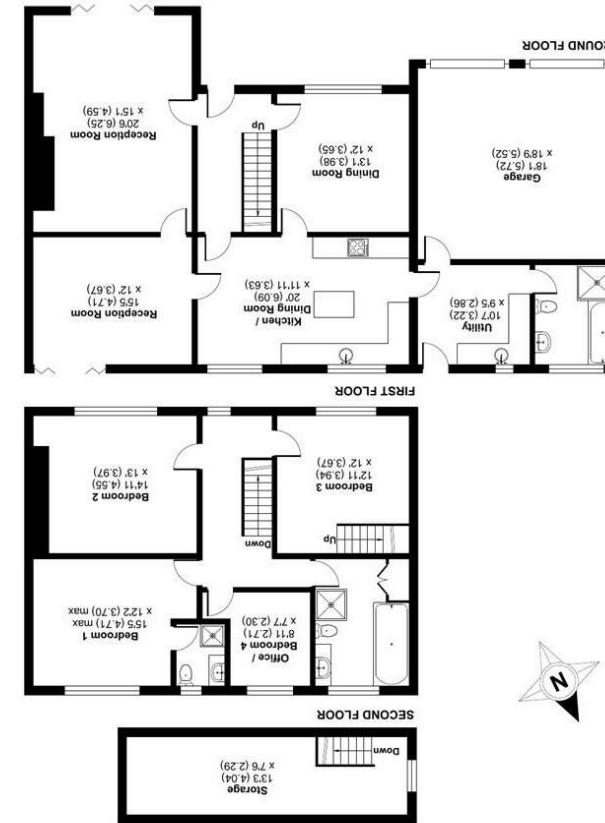
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Penrhiew, Felindre, Swansea, SA5

FLOOR PLAN



## GENERAL INFORMATION

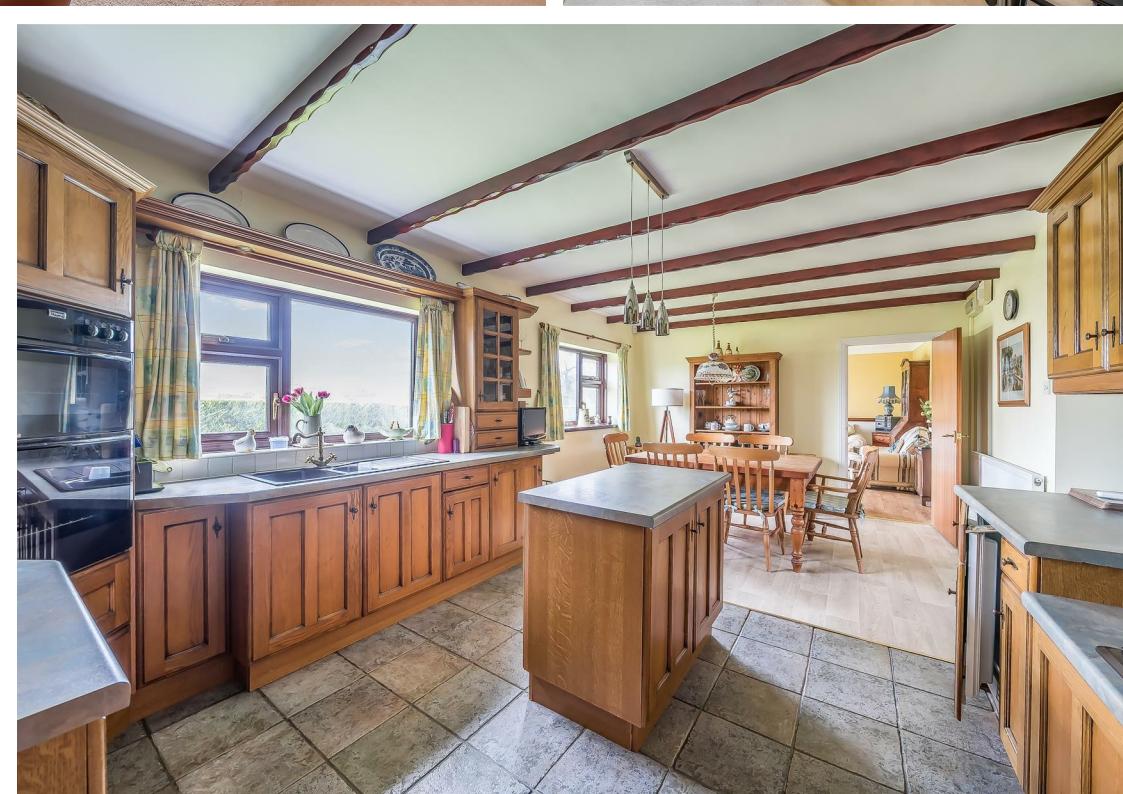
Situated in the charming village of Felindre, Swansea, this exquisite detached house offers a perfect blend of comfort and elegance. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen and dining areas are ideal for family gatherings or hosting friends.

The residence boasts four bedrooms, ensuring that there is plenty of room for family and guests alike. With three bathrooms, morning routines will be a breeze, providing convenience and privacy for all.

This home is beautifully presented throughout, showcasing a warm, inviting atmosphere. The versatile accommodation allows for various living arrangements, making it suitable for families of all sizes or those seeking a home office space.

Step outside to discover the beautifully maintained gardens, which offer a tranquil retreat and a perfect setting for outdoor activities or simply enjoying the stunning countryside views.

Importantly, this home is offered with no chain, allowing for a smooth and efficient purchase process. Whether you are looking for a family home or a peaceful retreat, this property in Felindre is a rare find that promises to meet all your needs.



## FULL DESCRIPTION

### Entrance

### Hallway

#### Reception Room

20'6 x 15'1 (6.25m x 4.60m)

#### Dining Room

13'1 x 12'0 (3.99m x 3.66m)

#### Kitchen/Dining Room

20'0 x 11'11 (6.10m x 3.63m)

#### Reception Room

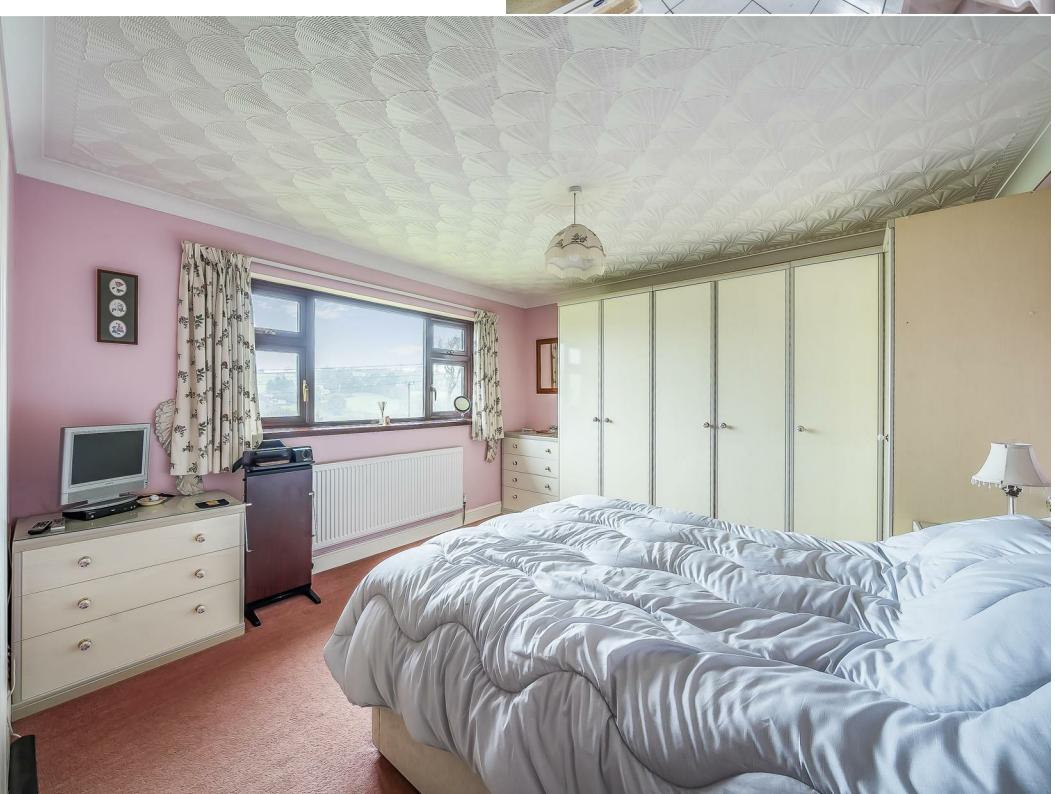
15'5 x 12'0 (4.70m x 3.66m)

### Utility

10'7 x 9'5 (3.23m x 2.87m)

### Bathroom

### First Floor



### Landing

#### Bedroom One

15'5 max x 12'2 (4.70m max x 3.71m)

#### Ensuite

#### Bedroom Two

14'11 x 13'0 (4.55m x 3.96m)

#### Bedroom Three

12'11 x 12'0 (3.94m x 3.66m)

#### Office/Bedroom Four

8'11 x 7'7 (2.72m x 2.31m)

### Bathroom

### Second Floor

#### Storage

13'3 x 7'6 (4.04m x 2.29m)

### External

### Parking

Driveway and double garage (18'1 x 18'9)

### Council Tax Band

F

### EPC

D

### Tenure

Freehold

### Services

Mains electricity, water (metered) and sewerage.

Property is heated by oil.

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.

