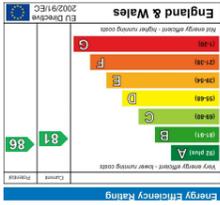


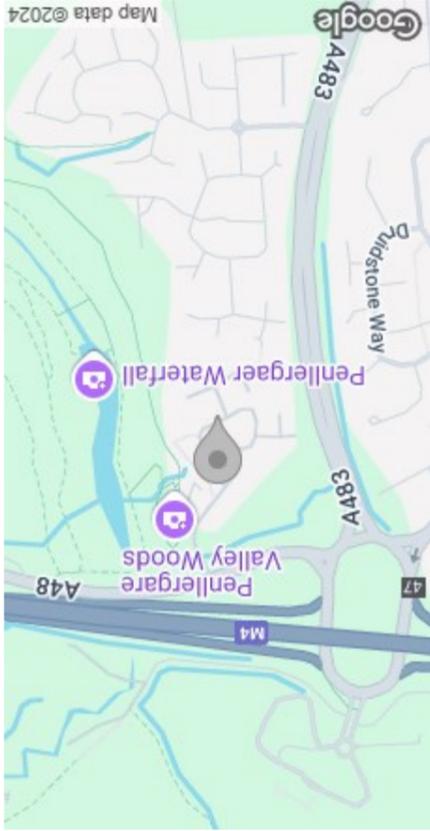


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

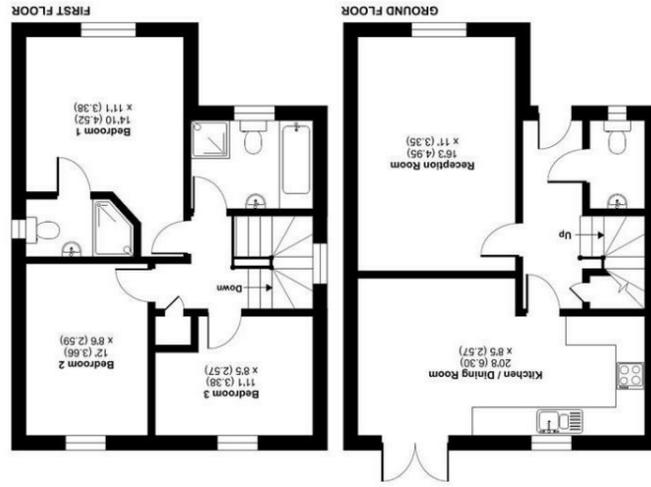
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
 Approved Property Measurement Standards (APMS) (RICS, 2018)
 Produced for Dawson's Property, REF: 1148889



EPC



AREA MAP



Mansion Gardens, Penllergaer, Swansea, SA4
 Approximate Area = 1008 sq ft / 93.6 sq m
 For identification only - Not to scale

FLOOR PLAN



15 Mansion Gardens
 Penllergaer, Swansea, SA4 9GY
 Offers Around £355,000



GENERAL INFORMATION

Welcome to this modern 3-bedroom detached property in Mansion Gardens. Embracing contemporary living, the property features solar panels, ensuring energy efficiency and sustainability. The spacious accommodation includes a welcoming lounge, a sleek kitchen/diner perfect for family meals, and a convenient W.C. Upstairs, you'll find three well-appointed bedrooms, with the master boasting an ensuite, plus a stylish family bathroom with additional shower cubicle. Outside, the generous garden is mainly laid to lawn, offering ample space for relaxation and outdoor activities. Mansion Gardens is steeped in history, notably home to the Penllergaer Observatory, a Grade II* listed building and scheduled monument. Built in 1851, the observatory was pivotal in early lunar photography. In 1855, the observatory was used to take one of the earliest photographs of the moon. This rare mid-nineteenth century private observatory adds a unique charm to the area, making it a truly special place to call home.
Council Tax Band = F | FREEHOLD | EPC = B

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

16'2" x 10'11" (4.95m x 3.35m)

Kitchen/Dining Room

20'8" x 8'5" (6.30m x 2.57m)

W.C

First Floor

Landing

Bedroom 1

14'9" x 11'1" (4.52m x 3.38m)

Shower En-suite



Bedroom 2
12'0" x 8'5" (3.66m x 2.59m)

Bedroom 3
11'1" x 8'5" (3.38m x 2.57m)

Family Bathroom with additional shower cubicle

External

Additional Information

Vendor advises:
You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - Yes - Ovo Energy
Gas - No
Water - Yes
Broadband - Yes
Broadband Supplier - BT

