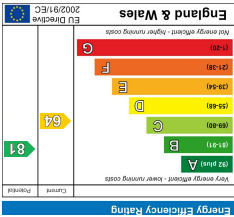
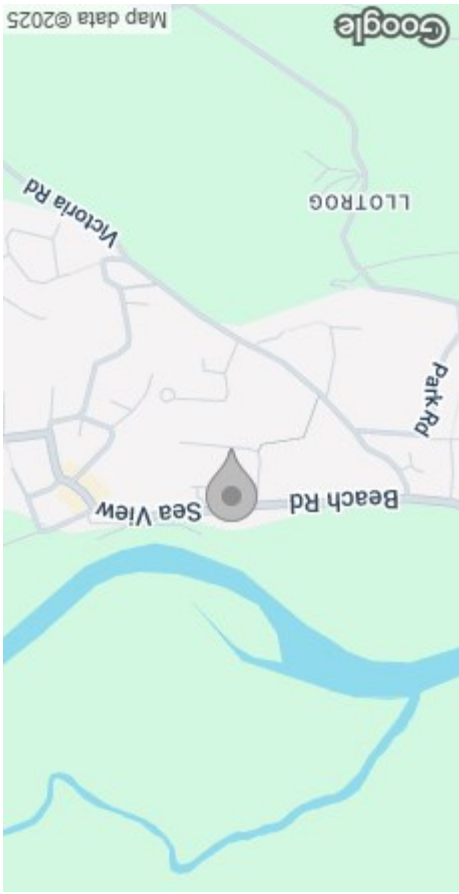


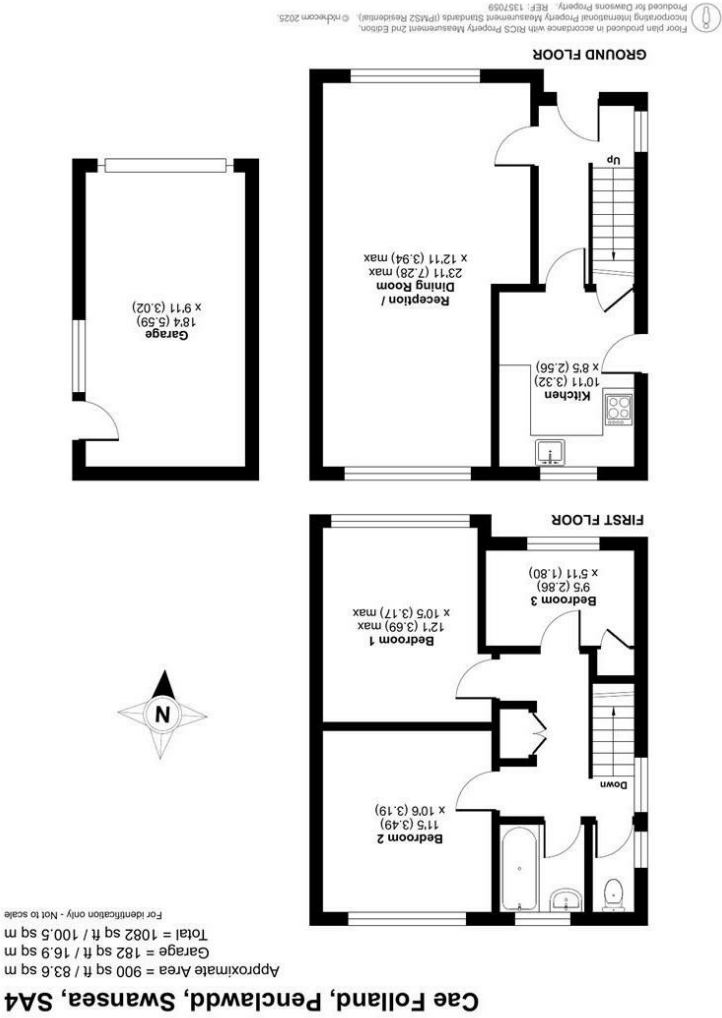
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### FLOOR PLAN





GENERAL INFORMATION

Situated in Cae Folland, Penclawdd, Swansea, this three-bedroom semi-detached property presents an excellent opportunity for families and first-time buyers alike. The property is conveniently located near amenities, making it an ideal choice for those seeking a vibrant community atmosphere.

Upon entering, you will find a spacious open-plan reception/dining room, perfect for entertaining guests or enjoying family meals. The layout is designed to maximise light and space, creating a warm and inviting environment.

The bathroom features a separate W.C., adding convenience for busy mornings. Additionally, the property benefits from a garage and a driveway, offering secure parking and extra storage space.

This home is chain-free and vacant, allowing for a smooth and swift transition for the new owners. With its appealing features and prime location, this semi-detached property is a wonderful opportunity to create lasting memories in a lovely neighbourhood. Do not miss the chance to make this property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception/Dining Room  
23'10" max x 12'11" max (7.28m max x 3.94m max )

Kitchen  
10'10" x 8'4" (3.32m x 2.56m )

First Floor

Landing

Bedroom 1  
12'1" max x 10'4" max (3.69m max x 3.17m max )



Bedroom 2  
11'5" x 10'5" (3.49m x 3.19m)

Bedroom 3  
9'4" x 5'10" (2.86m x 1.80m )

Bathroom

Separate W.C

Parking  
Garage (5.59m X 3.02m) and Driveway

Council Tax Band = C

EPC = D

Tenure

Freehold

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

