

AREA MAP

FLOOR PLAN



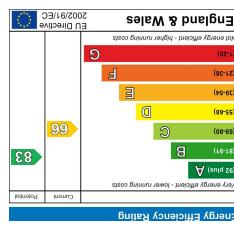
Blue Anchor Road, Penclawdd, Swansea, SA4



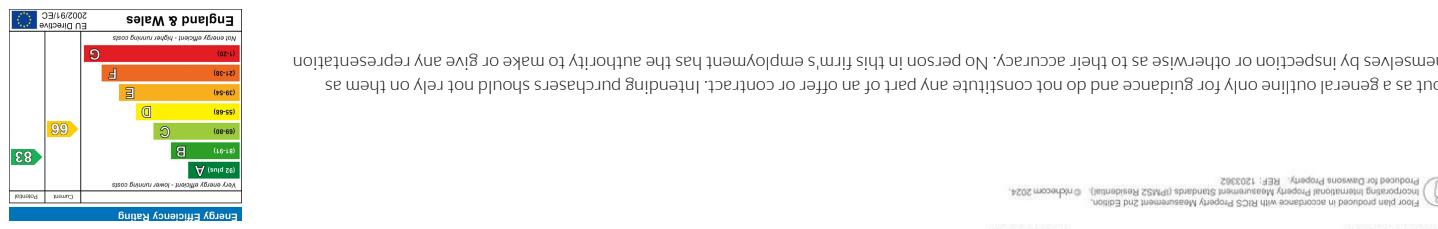
43 Blue Anchor Road
Penclawdd, Swansea, SA4 3JQ
Offers Around £500,000



These particulars or representations of facts, 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 or warranty in respect of the property.



EPC



Produced by Dawson's Property EPC: 1203362
Floor plan produced in accordance with RICS Property Measurement Standard (RICS Measurement and Design) © nfhouse.com 2024

For information only - Not to scale
Total = 2578 sq ft / 239.4 sq m
Garage = 413 sq ft / 13 sq m
Approximate Area = 2115 sq ft / 196.4 sq m

Living Room 13.8 (3.66) x 12.9 (3.88) max

Kitchen Room 12.5 (3.86) x 10.0 (3.02)

Bedroom 1 11.7 (3.53) x 11.1 (3.39)

Bedroom 2 12.9 (3.88) x 11.0 (3.32)

Bedroom 3 11.7 (3.53) x 9.4 (2.84)

Bedroom 4 11.7 (3.53) x 11.1 (3.39)

Bedroom 5 11.7 (3.53) x 11.1 (3.39)

Bathroom 1 1.9 (0.58) x 1.1 (0.33)

Up 1.9 (0.58) x 1.1 (0.33)

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GENERAL INFORMATION

Welcome to this stunning 5-bedroom detached property located on Blue Anchor Road in the peaceful village of Penclawdd, Swansea. Upon entering, you are greeted by three spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your family. The property boasts five generously sized bedrooms two of which benefit from shower ensuite, providing plenty of room for a growing family or accommodating guests. A downstairs W.C, a family bathroom with an additional shower cubicle, convenience and comfort are at the forefront of this home's design.

The property features a double garage and a driveway, ensuring that parking will never be an issue for you or the family. The stunning south-facing rear garden is a true gem, offering a perfect space for outdoor activities, gardening, or simply basking in the sun on a lazy afternoon.

This property on Blue Anchor Road is a rare find and boasts breath-taking views of the estuary, don't miss the opportunity to make this house your home. Council Tax Band = G | FREEHOLD | EPC = D



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room

13'6" x 12'7" (4.14m x 3.86m)



Snug

12'2" x 11'6" (3.71m x 3.53m)

Dining Room

12'2" x 11'8" (3.73m x 3.58m)

Kitchen/Breakfast Room

22'11" max x 12'7" max (7.01m max x 3.86m max)

Study/Playroom

12'7" x 11'6" (3.84m x 3.53m)



W.C

First Floor

Landing

Bedroom 1

15'5" x 10'11" (4.70m x 3.35m)

Bedroom 2

12'9" x 10'9" (3.89m x 3.28m)

Shower En-suite

Bedroom 3

12'9" x 10'9" (3.89m x 3.28m)

Shower En-suite

Bedroom 4

11'1" x 10'11" (3.40m x 3.35m)

Bedroom 5

11'6" x 9'3" (3.53m x 2.84m)

Family Bathroom with additional shower room

External

Garage 1

23'1" x 9'8" (7.06m x 2.95m)

Garage 2

16'0" x 9'3" (4.88m x 2.82)

Store room

9'3" x 6'5" (2.82m x 1.96m)

Additional Information

Vendor advises:

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - Yes - Eon

Gas - Yes - Eon

Water - Yes - Billed

Broadband - Yes

Broadband Supplier - Vodafone

Broadband Type - FTTP

