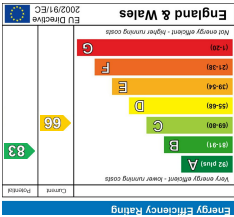


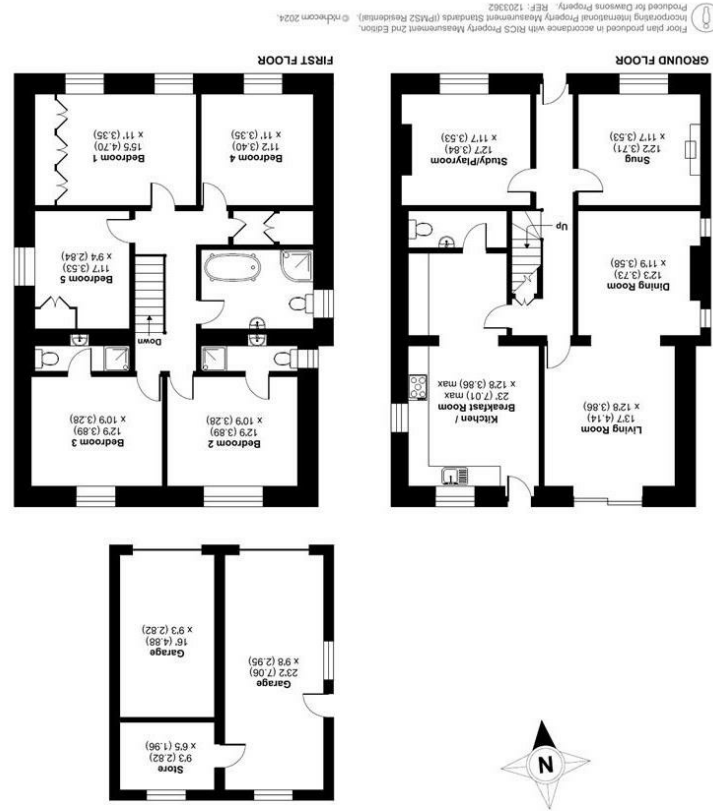
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Blue Anchor Road, Penclawdd, Swansea, SA4

Approximate Area = 2115 sq ft / 196.4 sq m  
Garage = 463 sq ft / 43 sq m  
Total = 2578 sq ft / 239.4 sq m

For identification only - Not to scale

FLOOR PLAN



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





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

