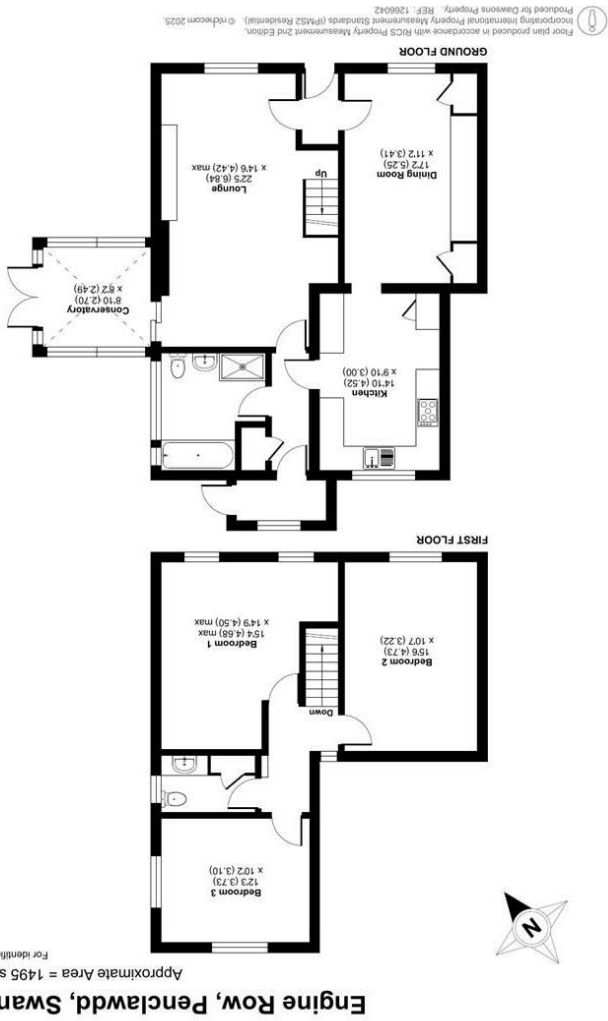
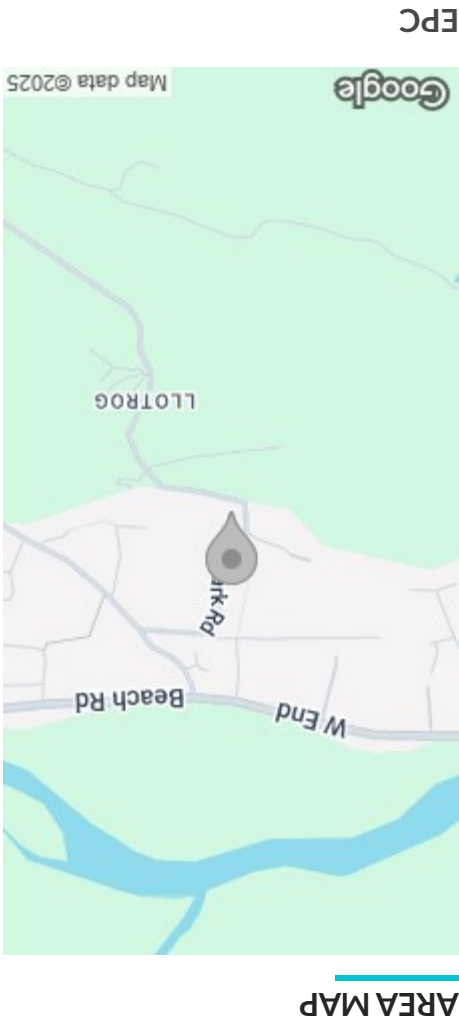
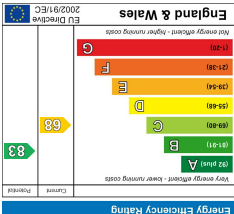


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1 Engine Row  
Penclawdd, Swansea, SA4 3LB  
Offers Over £380,000





GENERAL INFORMATION

\*\*\*\*BEING SOLD WITH NO ONWARD CHAIN\*\*\*\*

This delightful semi-detached cottage on Engine Row, Penclawdd offers a perfect blend of character and modern living. The property boasts an inviting lounge, complete with a large brick fireplace that houses a log burner, creating a warm and cosy atmosphere ideal for relaxing evenings. The feature stone walls and exposed wood beams add to the properties unique charm, making it a truly special home. With three generously sized bedrooms, this property provides ample space for families or those seeking extra room for guests.

The upstairs family bathroom with additional shower cubicle is both practical and stylish, catering to the needs of modern living. The modern kitchen is well-equipped, making it a joy for any home cook, while the cosy dining room offers a perfect setting for family meals or entertaining friends. One of the standout features of this property is the stunning views over the estuary, which can be enjoyed from various vantage points within the home.

The serene surroundings and picturesque landscape make this cottage an ideal retreat from the hustle and bustle of everyday life. This semi-detached property is not just a house; it is a home filled with warmth and character, waiting for its new owners to create lasting memories. If you are looking for a property that combines traditional charm with modern comforts in a beautiful location, this is an opportunity not to be missed.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
22'5" x 14'6" max (6.84m x 4.42m max )

Dining Room  
17'2" x 11'2" (5.25m x 3.41m )

Kitchen  
14'9" x 9'10" (4.52m x 3.00m )

Conservatory  
8'10" x 8'2" (2.70m x 2.49m )

Family Bathroom with additional shower cubicle



First Floor

Landing

Bedroom 1  
15'4" max x 14'9" max (4.68m max x 4.50m max )

Bedroom 2  
15'6" x 10'6" (4.73m x 3.22m)

Bedroom 3  
12'2" x 10'2" (3.73m x 3.10m )

W.C

Parking

Off Road Parking

Council Tax Band = D

EPC = D

FREEHOLD

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Three  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

