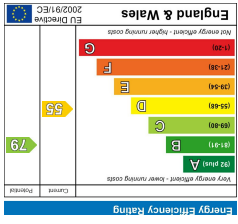
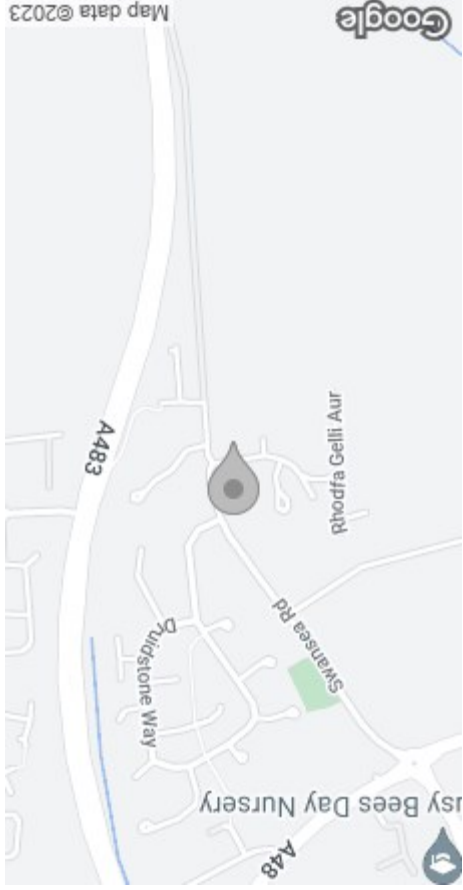


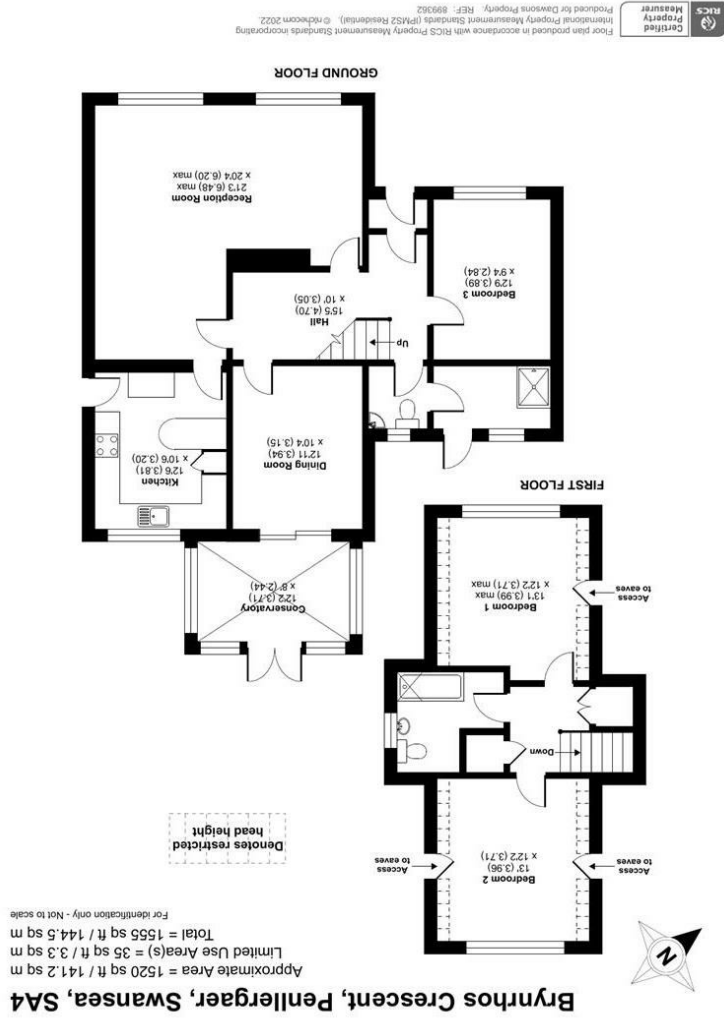
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



3 Brynrhos Crescent
 Penllergaer, Swansea, SA4 9AT
 Offers Around £300,000



GENERAL INFORMATION

A truly individually styled link-detached property offering an excellent balance for family living. Set in a choice location the property is a truly tempting proposal for any discerning purchaser. As you approach the property you note the large driveway with a parallel lawned area which leads to the front door. You enter the property into the hallway, take a left to access a bedroom or go straight ahead into the WC and shower room. Continue through the hall to access the lovely sized 'L' shaped lounge with large windows which invites natural light into the room. From the hallway, access is given to the kitchen and dining room which in turn leads to the conservatory. The first floor accommodation comprises: two bedrooms and a family bathroom. Externally the property offers a lovely, rear garden which is enclosed and offers a nice mix for alfresco dining and outdoor games. EPC - D

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

15'5" x 10'0" (4.70m x 3.05m)

Reception Room

21'3" max x 20'4" max (6.48m max x 6.20m max)

Dining Room

12'11" x 10'4" (3.94m x 3.15m)

Kitchen

12'5" x 10'5" (3.81m x 3.20m)

Conservatory

12'2" x 8'0" (3.71m x 2.44m)

W.C



Shower Room

Bedroom 3

12'9" x 9'3" (3.89m x 2.84m)

First Floor

Landing

Bedroom 1

13'1" max x 12'2" max (3.99m max x 3.71m max)

Bedroom 2

12'11" x 12'2" (3.96m x 3.71m)

Family Bathroom

External

