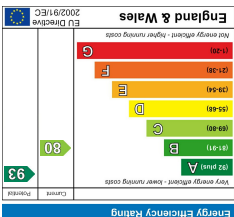
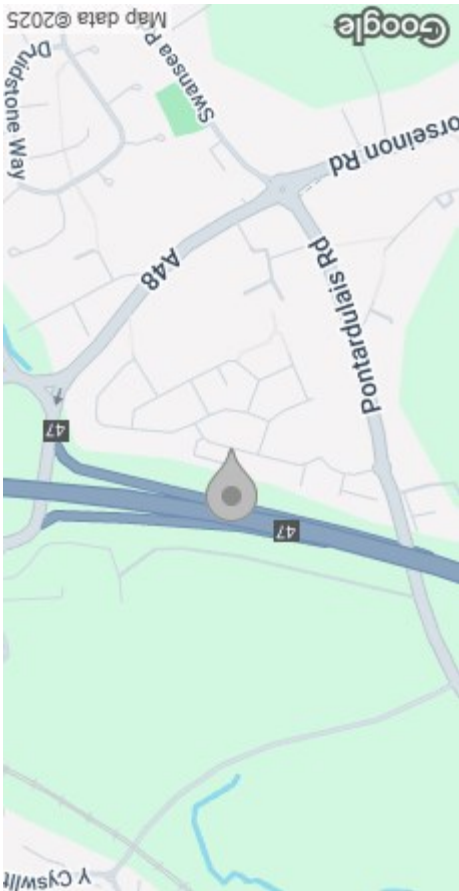


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

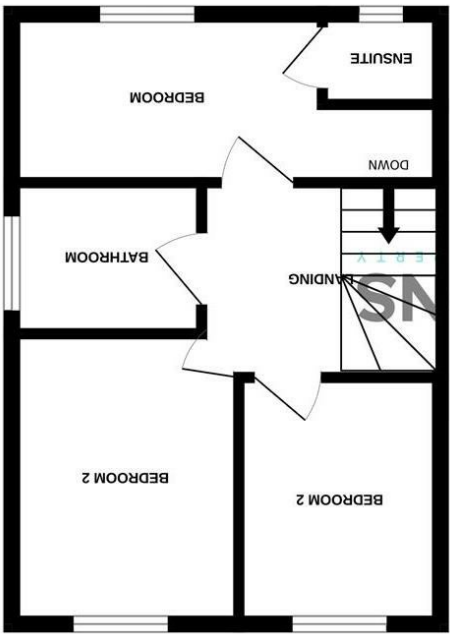
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix ©2025



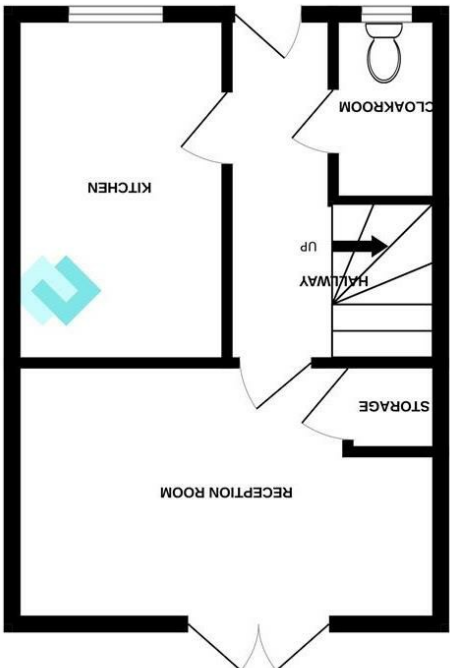
### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN





GENERAL INFORMATION

Situated in the charming Parc Penderi area of Penllergaer, Swansea, this three bedroom end-terrace property offers a delightful blend of modern living and convenience.

Inside, you will find a well-designed layout featuring three bedrooms, perfect for families or those seeking extra space. The property includes two bathrooms, ensuring ample facilities for both residents and guests. The reception room provides a welcoming area for relaxation and socialising, making it an ideal space for entertaining. The modern estate is thoughtfully designed, featuring a children's play area that is perfect for families with young ones. This community-focused environment is complemented by its proximity to local schools, making it an excellent choice for families prioritising education.

Additionally, the easy access to the motorway ensures that commuting to nearby areas is both quick and convenient. This property represents a wonderful opportunity for those looking to settle in a vibrant and family-friendly neighbourhood. With its contemporary design and excellent amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home. To the rear of the property is a driveway and rear garden.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
16'1" max x 15'1" max (4.90 max x 4.59 max)

Kitchen  
10'1" x 8'0" (3.08 x 2.44)

Cloakroom

First Floor

Landing

Bedroom 1  
9'5" max x 9'2" (2.86 max x 2.80)



En-suite

Bedroom 2  
13'2" max x 8'10" max (4.02 max x 2.69 max)

Bedroom 3  
10'0" x 5'10" (3.06 x 1.79)

Family Bathroom

Parking

Driveway to rear

Council Tax Band = D

EPC = C

Tenure

Leasehold Terms - Terms of lease 100, years remaining 84. Ground rent is £160.00 per annum,

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

