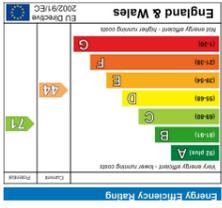


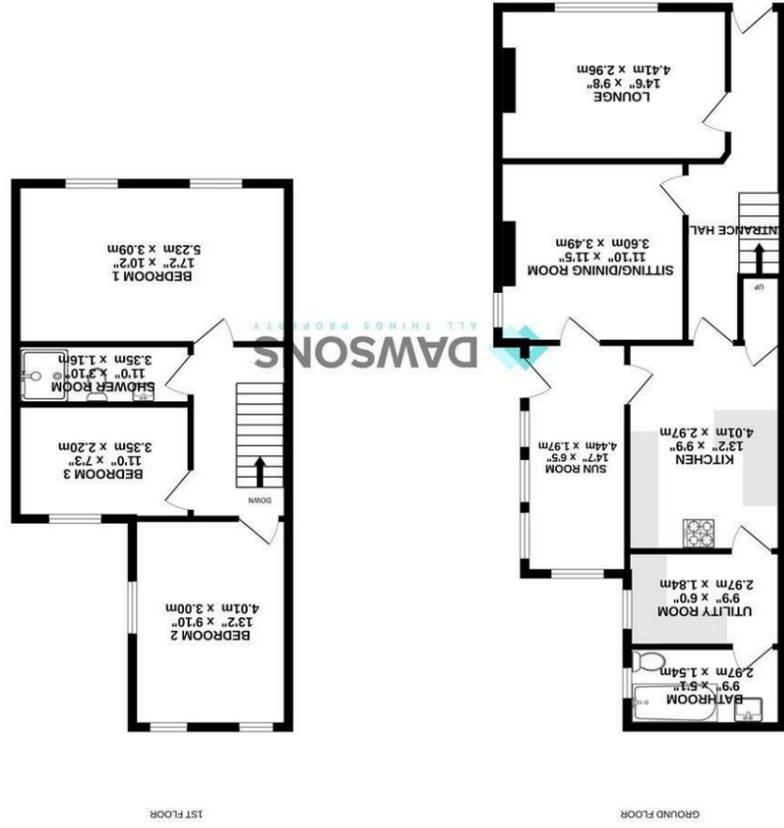
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



22 Pen Y Lan  
 Penclawdd, Swansea, SA4 3LL  
 Offers Around £285,000



## GENERAL INFORMATION

Being sold with no onward chain & situated in Pen Y Lan, Penclawdd, Swansea, this delightful semi-detached property presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are welcomed by two inviting reception rooms, perfect for both relaxation and entertaining guests. The addition of a sun room enhances the living space, allowing natural light to flood in and creating a warm atmosphere. The property also features a practical utility room, providing ample storage and convenience for daily chores.

The layout includes a family bathroom and a separate shower room, ensuring that busy mornings run smoothly for everyone in the household. Outside, the property benefits from parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its community spirit and proximity to local amenities, making it an ideal choice for families. Viewings are highly recommended

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge

14'5" x 9'8" (4.41m x 2.96m )

#### Sitting/Dining Room

11'9" x 11'5" (3.60m x 3.49m )

#### Kitchen

13'1" x 9'8" (4.01m x 2.97m )

#### Sun Room

#### Utility

9'8" x 6'0" (2.97m x 1.84m )

#### Family Bathroom

9'8" x 5'0" (2.97m x 1.54m )



### First Floor

#### Landing

#### Bedroom 1

17'1" x 10'1" (5.23m x 3.09m )

#### Bedroom 2

13'1" x 9'10" (4.01m x 3.00m )

#### Bedroom 3

10'11" x 7'2" (3.35m x 2.20m )

#### Shower Room

10'11" x 3'9" (3.35m x 1.16m )

#### Parking

Council Tax band = D

#### Tenure

Freehold

#### EPC = E

#### Services

Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)  
Broadband - The current supplier is Plusnet (fibre)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Talk Mobile  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

