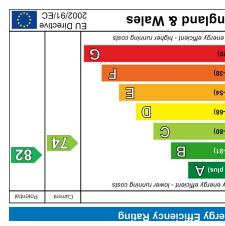
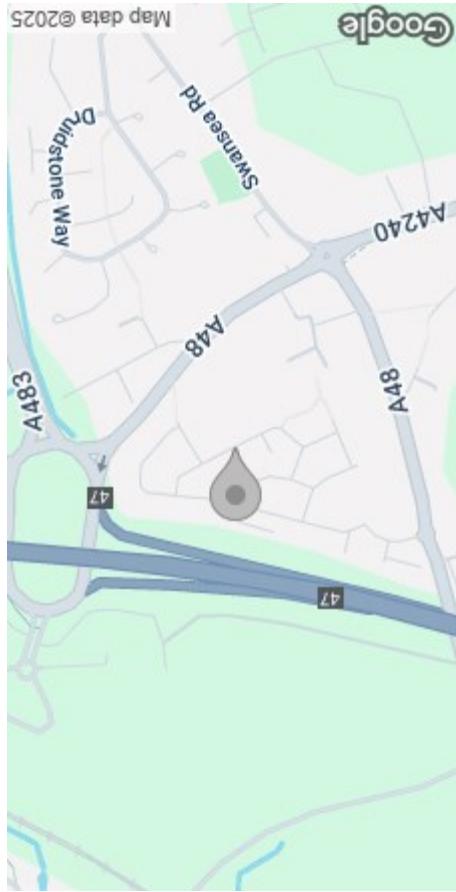




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP

Cherry Crescent, Penllergaer, Swansea, SA4

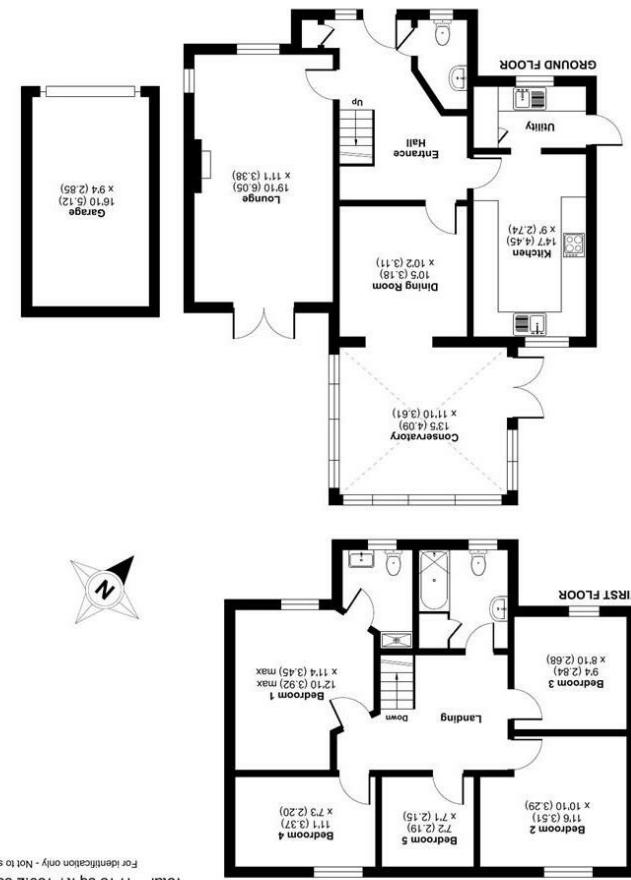
For identification only - Not to scale

Total = 1715 sq ft / 159.2 sq m

Garage = 157 sq ft / 14.5 sq m

Approimate Area = 1583 sq ft / 144.7 sq m

For identification only - Not to scale



FLOOR PLAN



40 Cherry Crescent
Penllergaer, Swansea, SA4 9FG
Offers Around £420,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Offered for sale is Cherry Crescent of Penllergaer, Swansea, this impressive and well presented detached house offers a perfect blend of modern living and convenience. With five spacious bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for families seeking comfort and privacy.

The property boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. The inviting lounge is perfect for cosy evenings, while the dining room offers an elegant setting for family meals. Additionally, the conservatory floods the space with natural light, creating a delightful area to enjoy the garden views throughout the seasons.

Set within a modern development, this property is conveniently located near the M4 motorway, ensuring easy access to nearby cities and amenities. Families will appreciate the proximity to local schools, making the morning school run a breeze.

Outside, the property features a driveway and a garage, providing secure parking and additional storage options. This home is not just a place to live, it is a sanctuary that combines modern comforts with a prime location. Whether you are looking to entertain guests or enjoy quiet family time, this property is sure to meet your needs. Don't miss the opportunity to make this wonderful house your new home.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

19'10" x 11'1" (6.05m x 3.38m)

Kitchen

14'7" x 8'11" (4.45m x 2.74m)

Utility

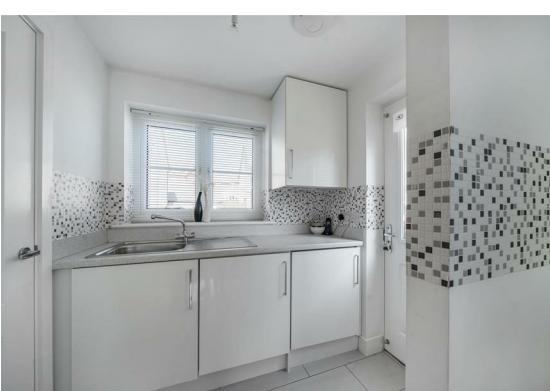
Dining Room

10'5" x 10'2" (3.18m x 3.11m)

Conservatory

13'5" x 11'10" (4.09m x 3.61m)

W.C



First Floor

Landing

Bedroom 1

12'10" max x 11'3" max (3.92m max x 3.45m max)

Shower En-suite

Bedroom 2

11'6" x 10'9" (3.51m x 3.29m)

Bedroom 3

9'3" x 8'9" (2.84m x 2.68m)

Bedroom 4

11'0" x 7'2" (3.37m x 2.20m)

Bedroom 5

7'2" x 7'0" (2.19m x 2.15m)

Family Bathroom

Parking

Driveway and Garage (5.12m X 2.85m)

Council Tax band = F

EPC = C

Tenure

Leasehold - Terms of lease - 100 years. Years remaining - 84 years. Annual service charge £200.00 per annum.

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

