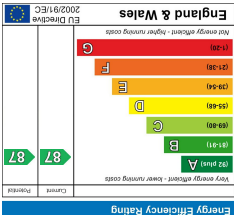
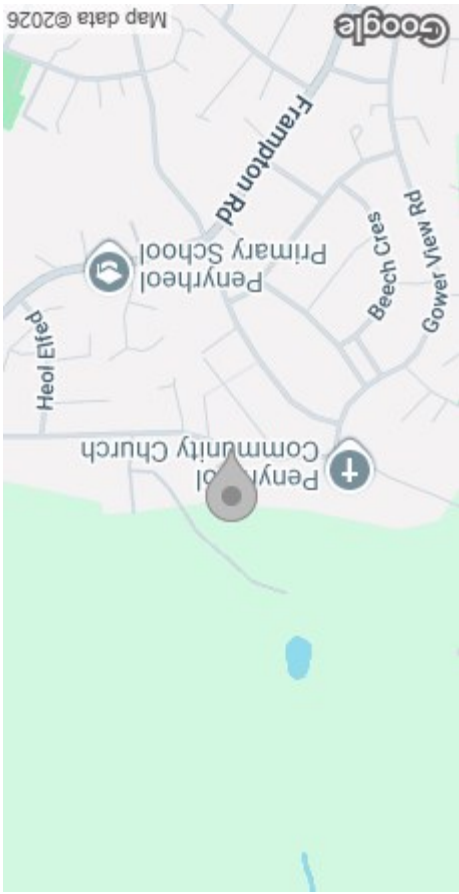


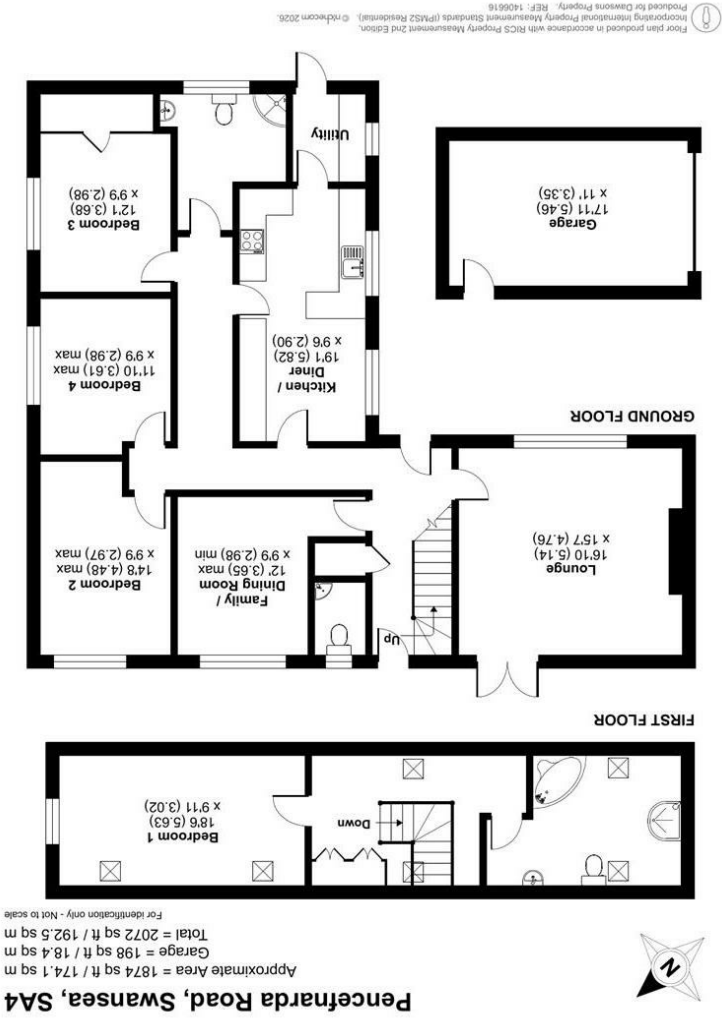
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



25b Pencefnarda Road  
Gorseinon, Swansea, SA4 4FY  
Offers Around £400,000





GENERAL INFORMATION

Situated in a quiet location and offering countryside and estuary views, this delightful four-bedroom detached bungalow offers a perfect blend of comfort and space for family living. Upon entering, you are welcomed into two generous reception rooms, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, providing ample room for family gatherings and quiet evenings alike.

The property boasts four well-proportioned bedrooms, ensuring that everyone has their own personal space. The convenience of a shower room, W.C and a family bathroom, adds to the practicality of this lovely home, making morning routines a breeze for busy families.

Outside, the bungalow is complemented by a large driveway, providing off-road parking for multiple vehicles, along with a detached garage for additional storage or workshop space. The garden is a true highlight, offering a wonderful outdoor area for children to play, gardening enthusiasts and those breath-taking estuary views.

This property is not just a house; it is a family home that promises comfort, convenience, and a welcoming atmosphere. With its desirable location in Gorseinon, you will find local amenities,

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
16'10" x 15'7" (5.14m x 4.76m)

W.C

Family/Dining Room  
11'11" max x 9'9" in (3.65m max x 2.98min)

Bedroom 2  
14'8" max x 9'8" max (4.48m max x 2.97m max )

Bedroom 4  
11'10" max x 9'9" max (3.61m max x 2.98m max )



Bedroom 3  
12'0" x 9'9" (3.68m x 2.98m)

Shower Room

Utility

Kitchen/Diner  
19'1" x 9'6" (5.82m x 2.90m )

First Floor

Landing

Bedroom 1  
18'5" x 9'10" (5.63m x 3.02m )

Family Bathroom

Parking  
Driveway and Garage (5.46m x 3.35m)

Council Tax band = F

EPC = B

Tenure

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

**Additional Information**  
Please note the solar panels on the property are owned.

