

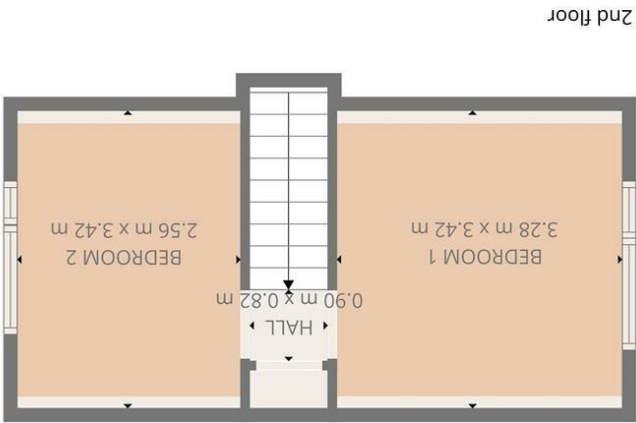
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

FLOOR PLAN CREATED BY CLIBICKS APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

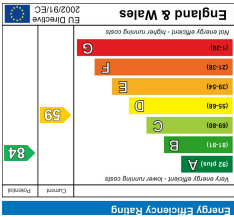
TOTAL: 69 m²
1st floor: 47 m², 2nd floor: 22 m²
EXCLUDED AREAS: LOW CEILING: 0 m², WALLS: 10 m²



FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Boasting three well-proportioned bedrooms, breath-taking views of the estuary and situated in desirable location., this newly refurbished detached dormer bungalow presents an excellent opportunity for those seeking a modern and comfortable home.

The heart of the home is the open-planned kitchen and living area, which creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet evenings in. The design maximises natural light, enhancing the sense of space and comfort throughout.

Outside, the bungalow features a driveway, providing convenient off-road parking, as well as a garden that offers a delightful outdoor space for relaxation or gardening enthusiasts. The absence of a chain means that this property is ready for immediate occupancy, making it an attractive option for those eager to move in without delay.

Viewings are highly recommended to fully appreciate the quality and charm of this lovely home. Whether you are a first-time buyer or looking to downsize, this dormer bungalow in Penclawdd is sure to impress with its modern finishes and convenient location. Don't miss the chance to make this delightful property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Foyer
5'7" x 12'2" (1.72 x 3.71)

Family Bathroom
8'0" x 5'8" (2.45 x 1.75)

Kitchen
8'0" x 7'6" (2.45 x 2.31)

Dining Area
8'0" x 8'9" (2.44 x 2.68)

Living Room
14'8" x 12'1" (4.49 x 3.70)

Bedroom 3/Office
8'4" x 9'11" (2.56 x 3.03)



First Floor

Landing
2'11" x 2'8" (0.90 x 0.82)

Bedroom 1
10'9" x 11'2" (3.28 x 3.42)

Bedroom 2
8'4" x 11'2" (2.56 x 3.42)

EPC = D

Council Tax Band = D

Tenure

Freehold

Parking

Driveway

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

