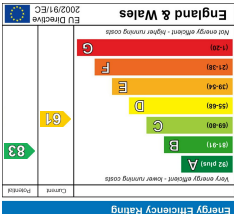
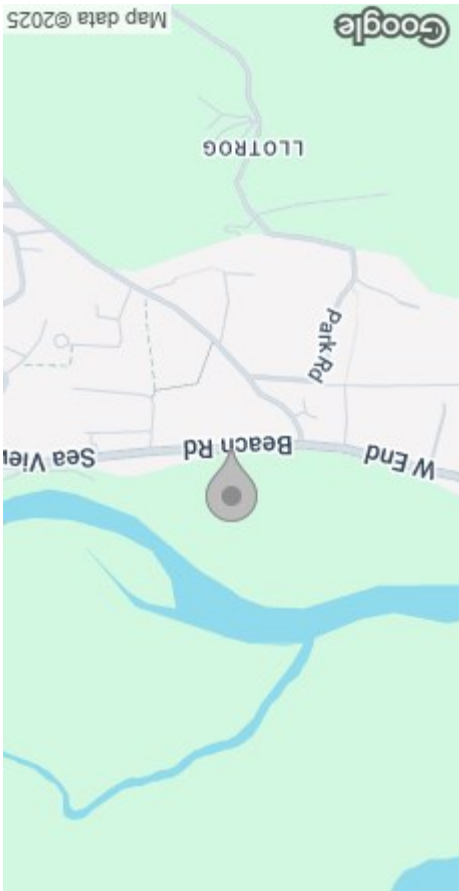


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





GENERAL INFORMATION

Discover the ideal family retreat in the heart of Penclawdd, Swansea – a charming village renowned for its picturesque estuary views and welcoming community. Situated on the sought-after Beach Road, this delightful three-bedroom detached home offers the perfect balance of modern comfort, relaxation, and outdoor living. Step inside to find two spacious reception rooms, designed for both cosy family evenings and entertaining. The property also features a family bathroom, a contemporary en-suite shower room, and a convenient downstairs W.C.

Enjoy your very own heated outdoor swimming pool, complete with a stylish bar and garden room. Ideal for hosting summer get-togethers or simply unwinding in style. Additional highlights include an EV charging point and beautiful views over the estuary, offering a perfect backdrop to your new coastal lifestyle.

With its generous living space, exceptional outdoor features, and proximity to local amenities, this home offers a rare opportunity to enjoy family life in a truly idyllic setting. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living/Dining Room  
26'2" max x 15'9" max (7.98m max x 4.82m max )

Family Room  
11'5" x 8'3" (3.49m x 2.54m )

Utility  
8'10" x 7'0" (2.71m x 2.15m )

Kitchen  
11'6" x 10'4" (3.51m x 3.17m )

W.C

First Floor



Landing

Bedroom 1  
13'2" max x 11'3" min (4.03m max x 3.45m min)

Shower En-suite

Bedroom 2  
15'10" max x 12'6" max (4.85m max x 3.82m max )

Bedroom 3  
9'4" x 9'4" (2.87m x 2.87m )

Family Bathroom

Bar/Garden Room  
18'11" x 9'10" (5.77m x 3.02m)

W.C

Parking

Driveway & EV Charging Point to the front of the property.

Council Tax band = E

EPC = D

Tenure

Freehold

Services

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

