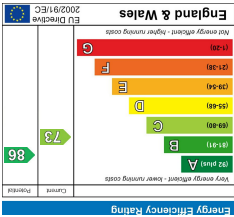


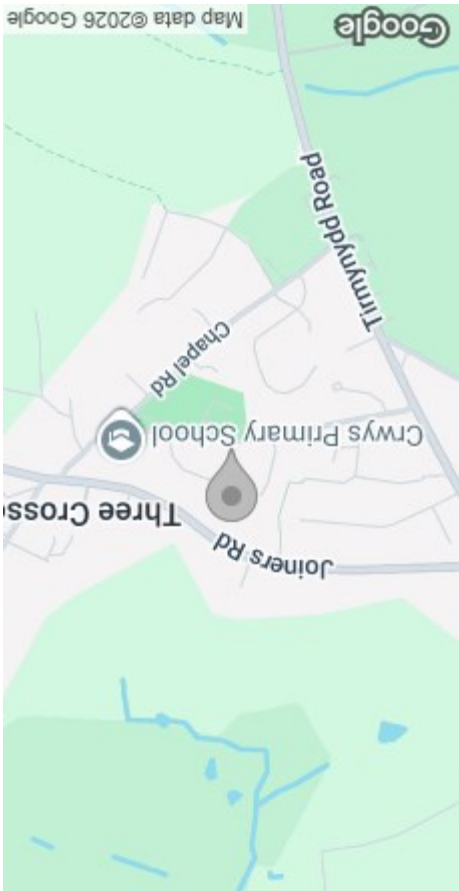
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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AREA MAP



FLOOR PLAN



47 Pant Y Dwr
Three Crosses, Swansea, SA4 3PG
Asking Price £350,000



GENERAL INFORMATION

Situated in the sought-after village of Three Crosses, this attractive completely refurbished semi-detached home offers the perfect balance of countryside living and everyday convenience. Ideally positioned for easy access to Swansea, Mumbles, Llanelli, and the breath taking beaches and coastal scenery of the Gower Peninsula, the property is well suited to families, professionals, and those seeking a village lifestyle without compromising on connectivity.

Fully modernised to an exceptional standard throughout, this stunning home offers stylish open-plan living accommodation to the ground floor with oak flooring creating a bright and contemporary space ideal for modern family life and entertaining. The spacious living, dining and kitchen areas flow seamlessly together, with French doors opening onto the beautifully maintained rear garden, allowing plenty of natural light and providing the perfect indoor-outdoor living experience. Finished with high-quality fixtures and fittings throughout, this impressive property is ready for immediate occupation.A particular highlight of the home is the stylish, contemporary fitted kitchen, finished to a high specification with elegant quartz worktops, an integrated fridge/freezer, built-in dishwasher, and a five-ring hob. Combining practicality with modern design, it offers an excellent space for cooking and family life. To the first floor, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family or visiting guests.

Externally, the property enjoys excellent outdoor space. To the front, a generous driveway provides parking for several vehicles and leads to a detached garage, while a lawned garden enhances the property's kerb appeal. The rear garden is level and predominantly laid to lawn, complemented by patio seating areas that offer the perfect setting for outdoor dining, relaxation, and entertaining throughout the warmer months.

FULL DESCRIPTION

Entrance

Living Room
15'7 x 13'2 (4.75m x 4.01m)

Dining Room
11'7 x 9'9 (3.53m x 2.97m)

Kitchen
11'7 x 10' (3.53m x 3.05m)

Wc

Stairs To First Floor

Landing

Bedroom 1
13'2 x 11'6 (4.01m x 3.51m)

Bedroom 2
11'7 x 11'6 (3.53m x 3.51m)



Bedroom 3
10' x 9'10 (3.05m x 3.00m)

Bathroom

Parking
Parking is available via the driveway and garage.

Tenure
Freehold

Council Tax Band
D

EPC - C

Services
Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with EE. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

