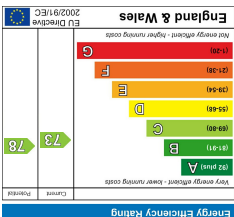
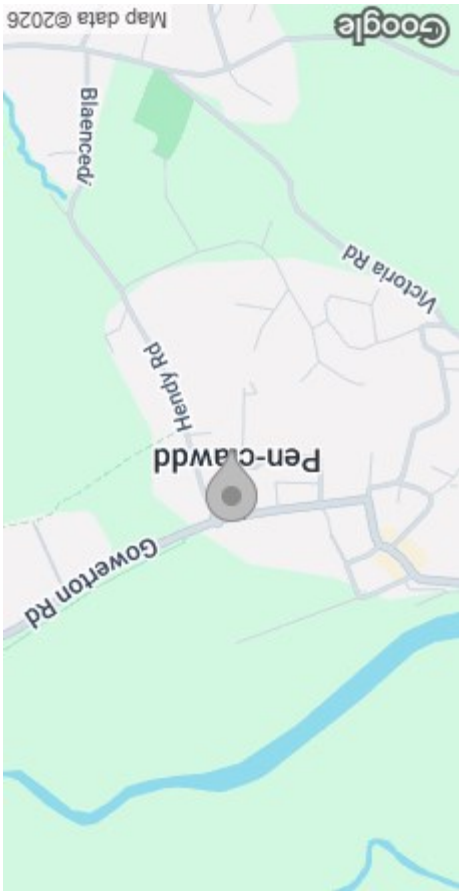


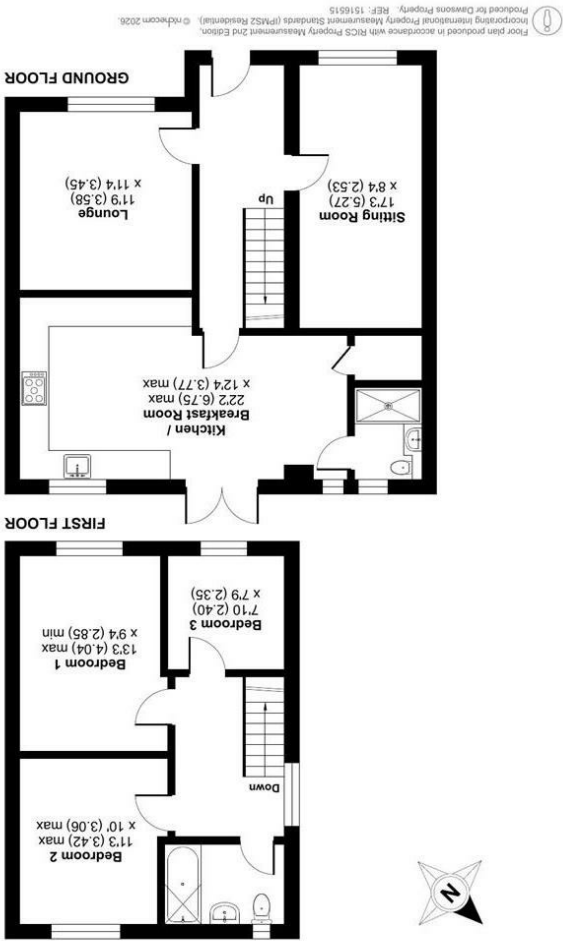
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Nurses Corner, Penclawdd, Swansea, SA4

Approximate Area = 1173 sq ft / 109 sq m

For identification only - Not to scale

FLOOR PLAN



17 Nurses Corner

Penclawdd, Swansea, SA4 3XG

Offers Around £300,000



GENERAL INFORMATION

A MUST-VIEW FAMILY HOME IN A CUL-DE-SAC LOCATION CLOSE TO THE ESTUARY!

Beautifully presented throughout, this impressive link-detached property really must be viewed to appreciate everything it has to offer. The spacious and versatile accommodation comprises three bedrooms, two reception rooms, a modern kitchen/diner, utility room, downstairs shower room and an upstairs family bathroom.

Externally, the property benefits from a driveway providing off-road parking and an extended rear garden, offering a fantastic space for families, entertaining and outdoor living.

This wonderful home combines generous living space with a lovely setting, making it an ideal choice for families.

Early viewing is highly recommended to fully appreciate the space, presentation and location this fantastic home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
11'8" x 11'3" (3.58m x 3.45m)

Sitting Room
17'3" x 8'3" (5.27m x 2.53m)

Kitchen/Breakfast Room
22'1" max x 12'4" max (6.75m max x 3.77m max)

Shower Room

First Floor

Landing



Bedroom 1
13'3" max x 9'4" min (4.04m max x 2.85m min)

Bedroom 2
11'2" max x 10'0" max (3.42m max x 3.06m max)

Bedroom 3
7'10" x 7'8" (2.40m x 2.35m)

Family Bathroom

Parking

EPC = C

Council Tax Band = D

Tenure = Freehold

Services

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

