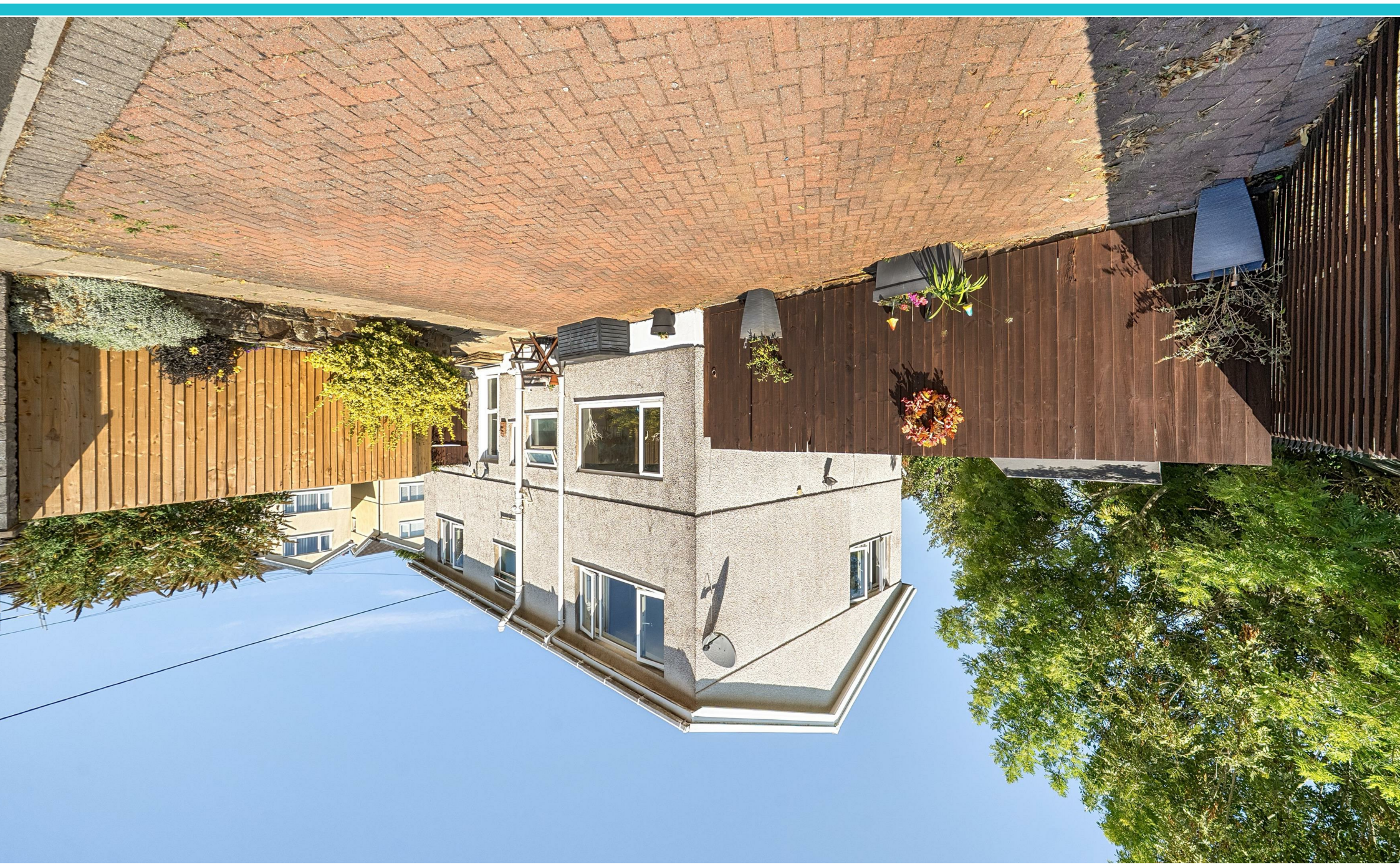
11 Penyrheol Road

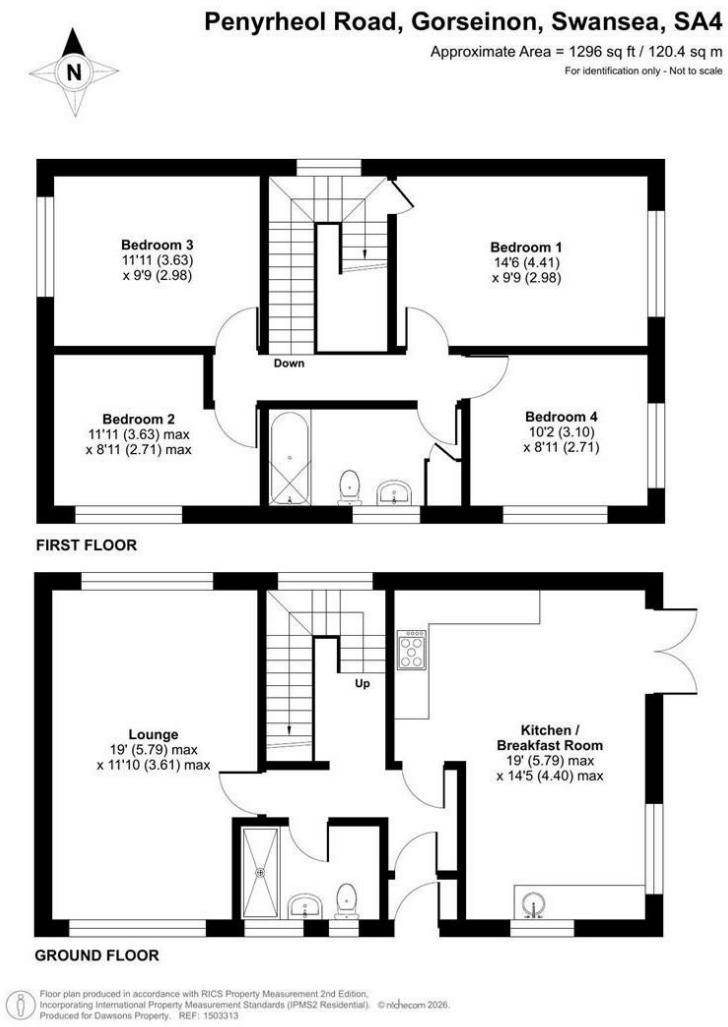
Gorseinon, Swansea, SA4 4GA

Offers Around £265,000

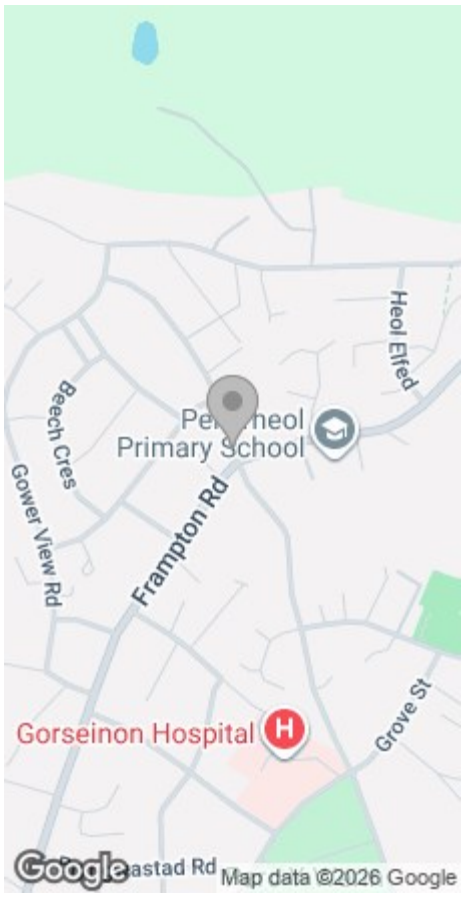
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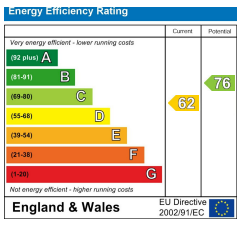
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

Penyrheol Road, Gorseinon, Swansea, this good size four-bedroom detached home presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a generous lounge, perfect for relaxation and entertaining, alongside a well-appointed kitchen/dining room that invites family gatherings and culinary creativity.

With a shower room and bathroom, this home offers convenience and privacy for all family members. The ample off-road parking ensures that you and your guests will never have to worry about finding a space, while the enclosed rear garden provides a safe and serene outdoor space for children to play or for hosting summer barbecues.

Situated in close proximity to both infant and comprehensive schools, this property is ideally located for families with children, making the morning school run a breeze.

In summary, this four-bedroom detached property on Penyrheol Road is a fantastic choice for those looking for a spacious family residence in a convenient location. With its inviting living spaces, practical features, and proximity to schools, it is sure to attract interest from discerning buyers. Do not miss the chance to make this wonderful property your new home.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
18'11" max x 11'10" max (5.79m max x 3.61m max)

Kitchen/Breakfast Room
18'11" max x 14'5" max (5.79m max x 4.40m max)

Shower Room

First Floor

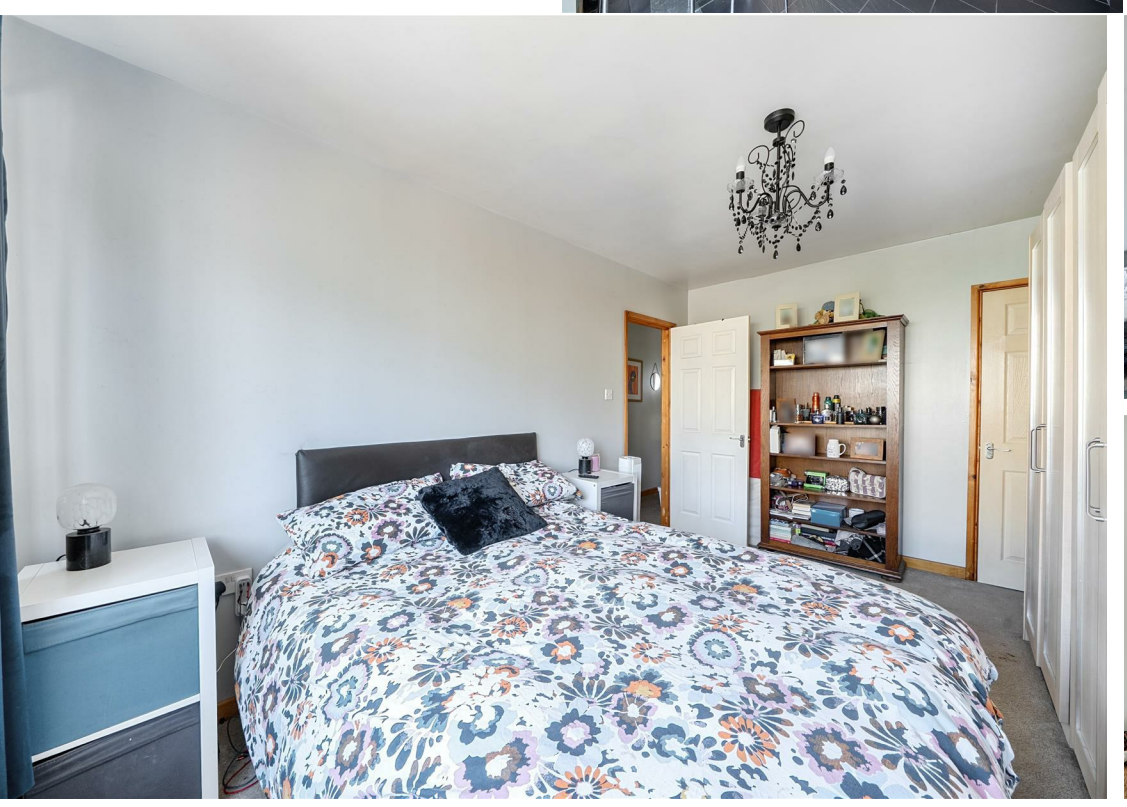
Landing

Bedroom 1
14'5" x 9'9" (4.41m x 2.98m)











Bedroom 2
11'10" max x 8'10" max (3.63m max x 2.71m max)

Bedroom 3
11'10" x 9'9" (3.63m x 2.98m)

Bedroom 4
10'2" x 8'10" (3.10m x 2.71m)

Family Bathroom



Parking
Driveway parking for 3 vehicles

Council Tax band = C

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Virgin.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





