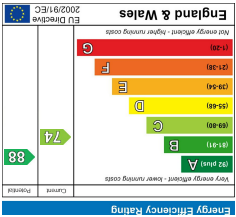
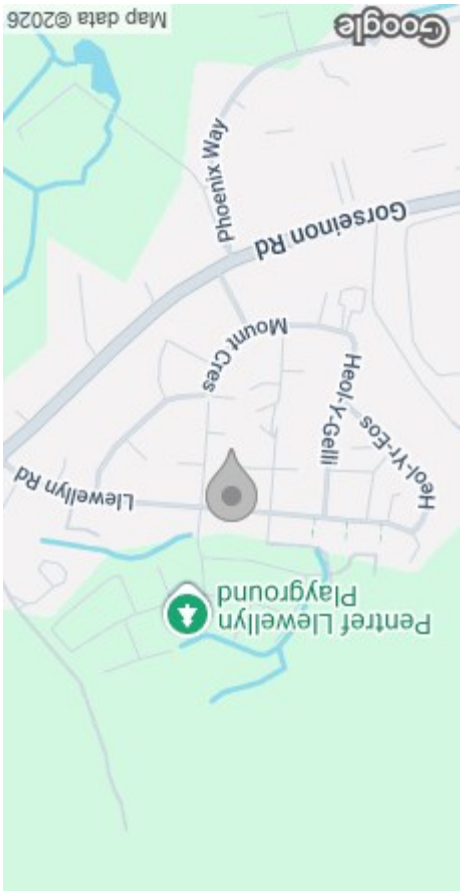


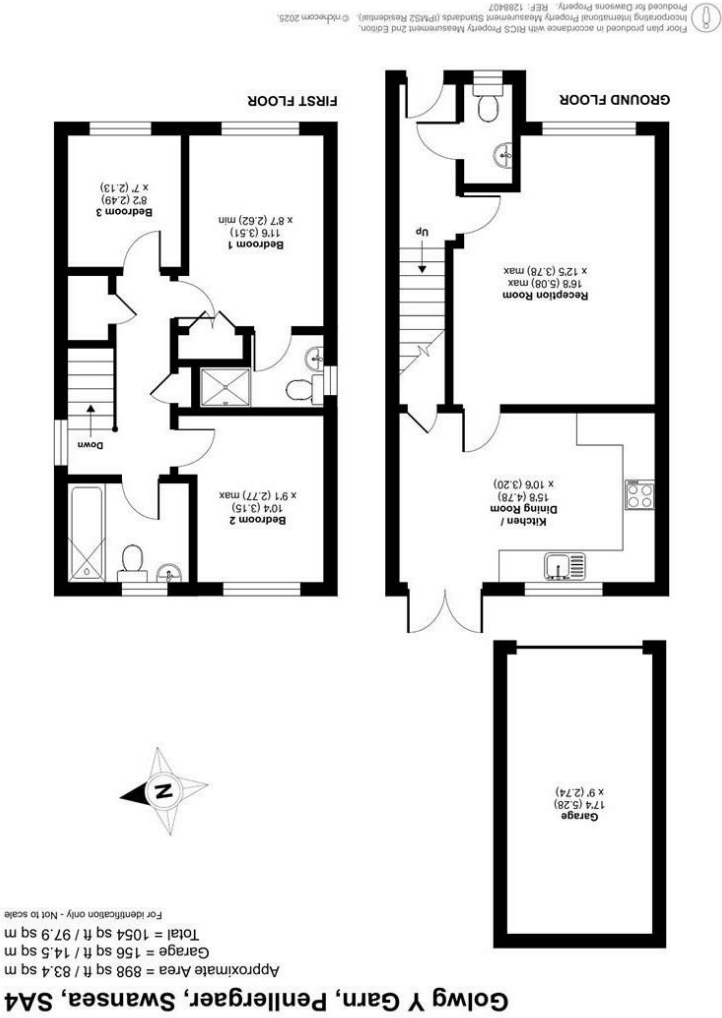
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



26 Golwg Y Garn
Penllergaer, Swansea, SA4 9DE
Fixed Asking Price £275,000



GENERAL INFORMATION

Situated in the charming area of Golwg Y Garn, Penllergaer, Swansea, this delightful detached property presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room offer a perfect setting for entertaining guests or enjoying quiet evenings at home.

The property is well presented and has been meticulously maintained, ensuring a comfortable living environment. The well-kept garden is a true highlight, offering a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, the property features a drive and a garage, providing convenient off-road parking and extra storage options.

This property is a must-see, as it truly needs to be viewed to appreciate its charm and potential. With its desirable location and M4 proximity, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home..

FULL DESCRIPTION

Ground Floor

Vestibule

Hallway

Reception Room
16'7" max x 12'4" max (5.08m max x 3.78m max)

Kitchen/Dining Room
15'8" x 10'5" (4.78m x 3.20m)

W.C

First Floor

Landing

Bedroom 1
11'6" x 8'7" min (3.51m x 2.62m min)



Shower En-suite

Bedroom 2
10'4" x 9'1" max (3.15m x 2.77m max)

Bedroom 3
8'2" x 6'11" (2.49m x 2.13m)

Family Bathroom

Parking
Two parking spaces and Garage (5.28m x 2.74m)

Council Tax band = D

EPC = TBC

Tenure

Freehold

Services

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

Additional Information

Please note, vendor advises, there is shared responsibility with residents of the cul de sac for a small section of unadopted highway.

