57 Mansion Gardens

Pellergaer, Swansea, SA4 9GY

Offers Over £400,000

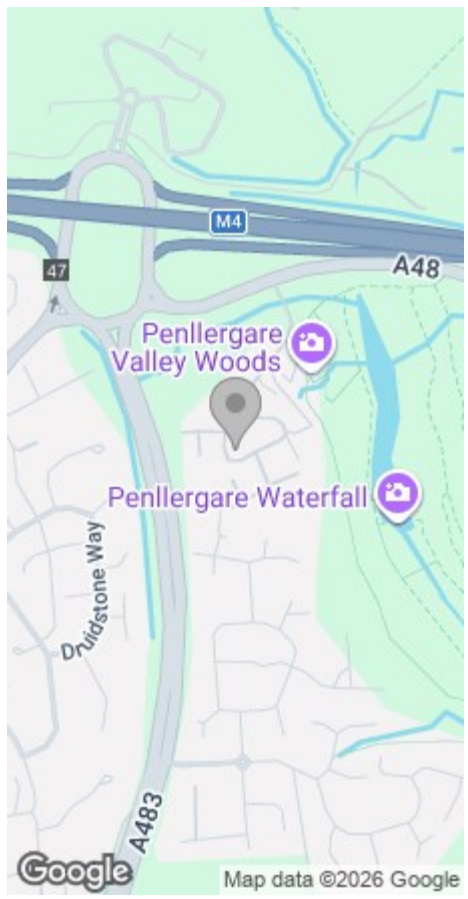
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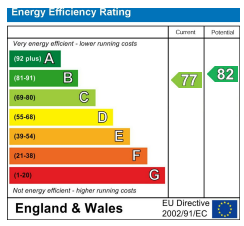
FLOOR PLAN



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

Nestled in the desirable area of Mansion Gardens, Penllergaer, Swansea, this splendid four-bedroom detached townhouse offers a perfect blend of comfort and convenience. Ideal for families, the property boasts a spacious reception room that welcomes you into the home, providing an inviting space for relaxation and entertainment.

The townhouse features four well-proportioned bedrooms, ensuring ample space for family living. The property is equipped with a family bathroom, second floor shower room, a shower en-suite to the master and a ground floor W.C, catering to the needs of a busy household.

Outside, you will find a garden to the side and rear, perfect for outdoor activities or simply enjoying the fresh air. The driveway provides parking for up to three vehicles, adding to the practicality of this lovely home.

Situated close to the M4 corridor, this property offers excellent transport links, making it ideal for commuters. Additionally, the nearby Penllergaer Woods presents a wonderful opportunity for woodland walks, allowing you to enjoy the beauty of nature right on your doorstep.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
10'10" x 15'11" (3.31m x 4.86m)

Kitchen
19'1" x 10'9" (5.82m x 3.28m)

W.C

First Floor

Landing

Bedroom 1
12'4" x 16'11" (3.76m x 5.17m)

Shower En-suite
4'10" x 5'6" (1.49m x 1.70m)













Bedroom 2
12'2" x 9'8" (3.71m x 2.95m)

Family Bathroom
6'3" x 9'8" (1.91m x 2.96m)

Second Floor

Bedroom 3
10'2" x 8'0" (3.12m x 2.44m)

Bedroom 4
12'1" x 8'0" (3.70m x 2.44m)

Shower Room
6'0" x 4'6" (1.84m x 1.38m)

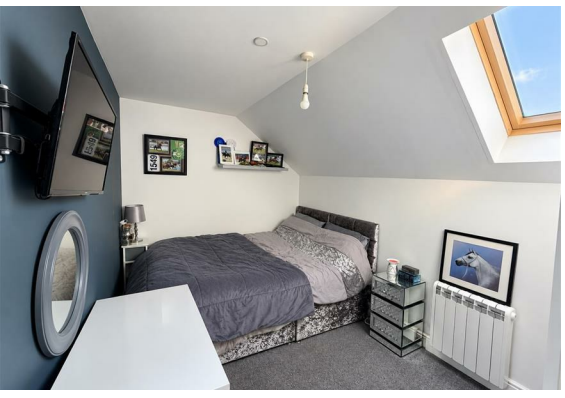
Parking

Council Tax Band = F

EPC = C

Tenure

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







Additional Information
Estate Charge - The current maintenance charge is approx £328.30 per annum. Further information about how this is calculated is provided with your payment demand each year.

Please note - There are solar panels which are owned by the property.