37 Pennard Road

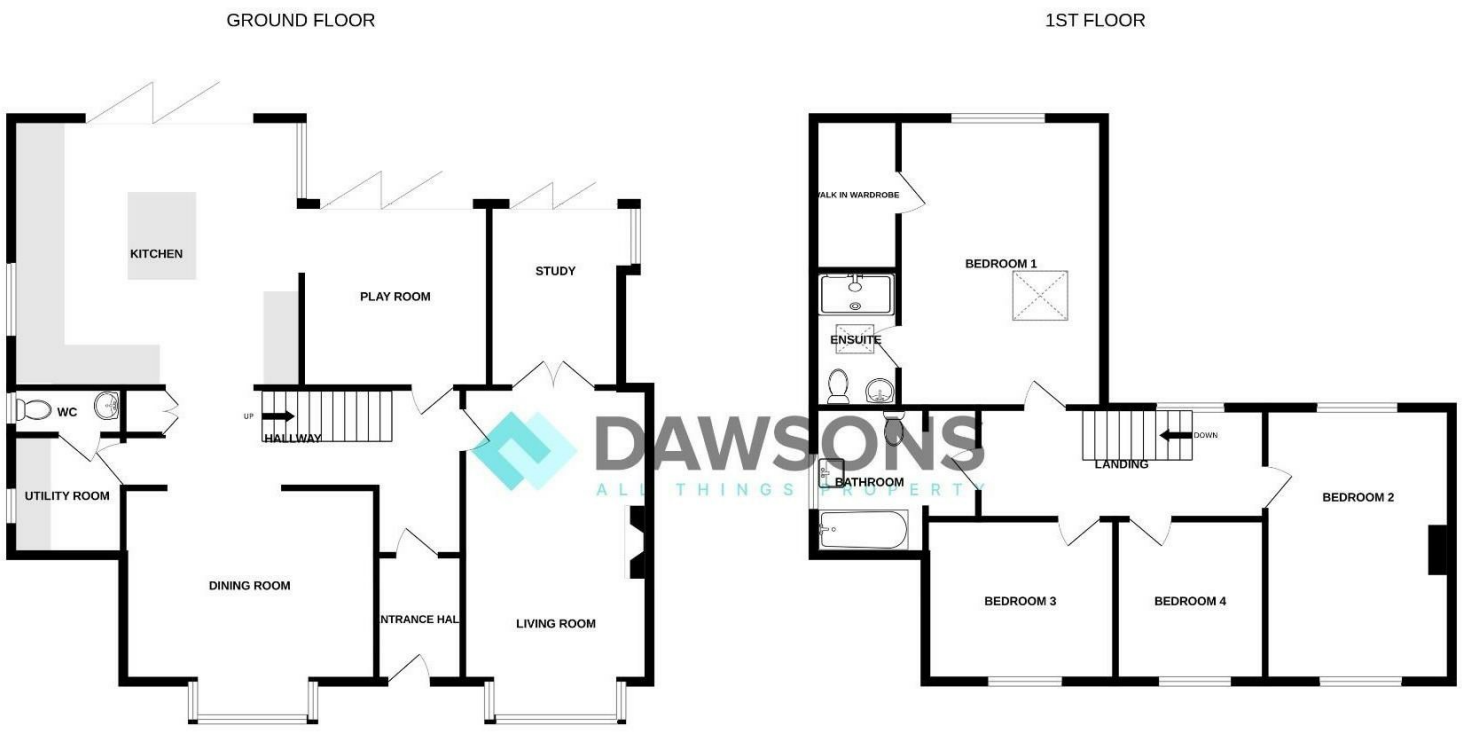
Kittle, Swansea, SA3 3JY

Offers Over £500,000

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FLOOR PLAN

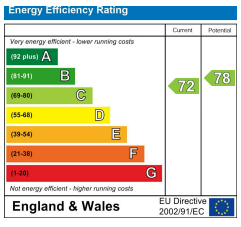


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Situated on Pennard Road, this attractive double-fronted semi-detached home offers spacious, light-filled and versatile accommodation, perfectly suited to modern family living.

The ground floor welcomes you with an entrance hall leading to a generous living room and separate dining room, providing excellent spaces for both everyday living and entertaining. The well-appointed kitchen features stylish bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A useful utility room and ground floor WC add practicality, while the adjoining playroom and separate study provide excellent flexibility for growing families, home working or hobbies.

Upstairs, the first floor offers four well-proportioned bedrooms. The impressive principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a gated driveway to the front, providing secure off-road parking. To the rear is a fully enclosed garden, thoughtfully landscaped with a lawned area, decked seating space and patio, creating the perfect environment for outdoor dining, entertaining and family enjoyment. Lapsed planning had previously been granted for a 2 storey detached garage.

Combining generous and flexible accommodation with an enviable location, this superb family home is ideally positioned within easy reach of local amenities, highly regarded schools, beautiful coastal walks and the renowned beaches of the Gower Peninsula.



FULL DESCRIPTION

Entrance Porch

Hallway

Dining Room
15'2 x 13'11 (4.62m x 4.24m)

Utility Room
7'2 x 6'9 (2.18m x 2.06m)

WC

Kitchen
17'5 x 16'2 (5.31m x 4.93m)

Play Room
11'3 x 11' (3.43m x 3.35m)

Living Room
19'11 x 11'2 (6.07m x 3.40m)













Study
11' x 8'9 (3.35m x 2.67m)

Stairs To First Floor

Landing

Bedroom 1
17'4 x 12'4 (5.28m x 3.76m)

Walk In Wardrobe

Ensuite

Bedroom 2
16'5 x 11'2 (5.00m x 3.40m)

Bedroom 3
11'5 x 9'9 (3.48m x 2.97m)

Bedroom 4
9'9 x 9' (2.97m x 2.74m)

Bathroom







Parking
Off road parking is available via the gated driveway to thew front of the property. Lapsed planning had previously been granted for a 2 storey detached garage.

Tenure
Freehold

Council Tax Band
E

EPC - C

Services
Mains gas, electric, water (billed) & drainage.
The current sellers broadband is currently with Vodafone. 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.





