25b Pencefnarda Road

Gorseinon, Swansea, SA4 4FY

Offers Around £400,000

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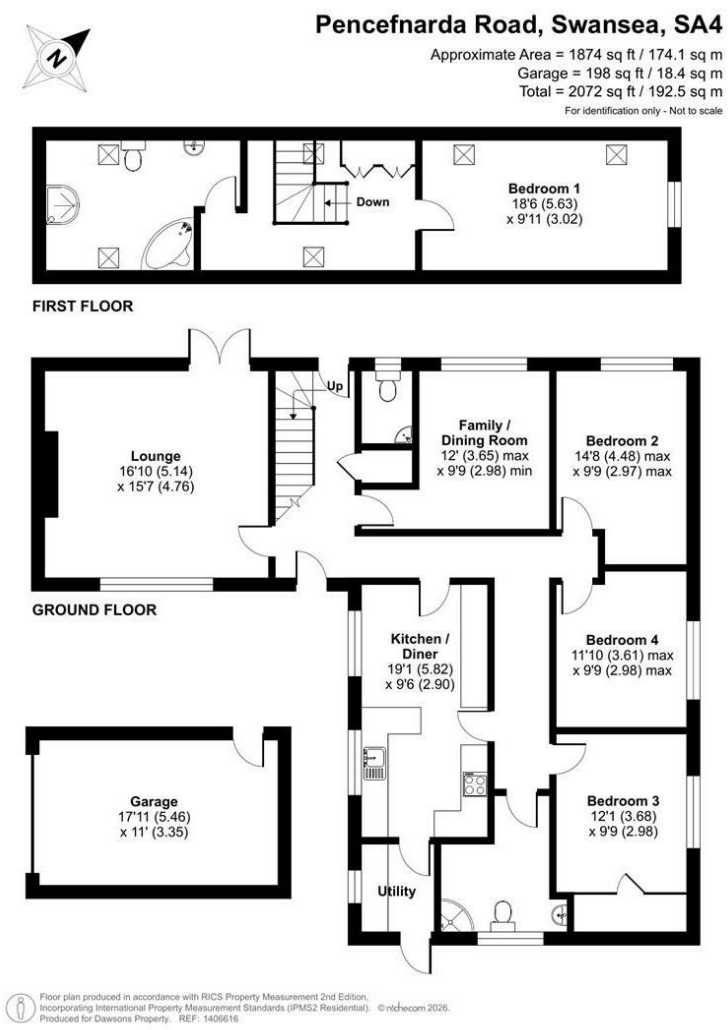
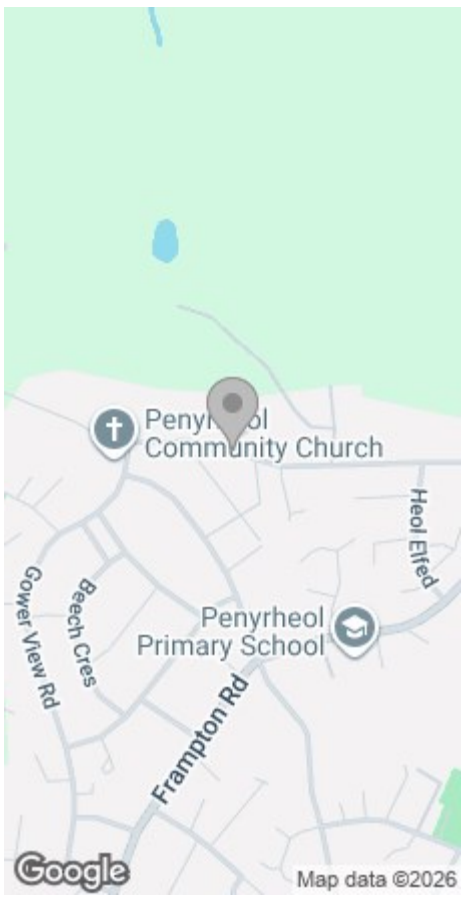
ALL THINGS PROPERTY

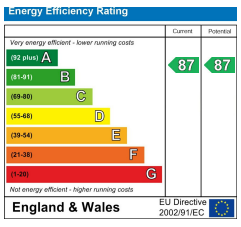
FLOOR PLAN



AREA MAP



EPC



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GENERAL INFORMATION

Situated in a quiet location and offering countryside and estuary views, this delightful four-bedroom detached bungalow offers a perfect blend of comfort and space for family living. Upon entering, you are welcomed into two generous reception rooms, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, providing ample room for family gatherings and quiet evenings alike.

The property boasts four well-proportioned bedrooms, ensuring that everyone has their own personal space. The convenience of a shower room, W.C and a family bathroom, adds to the practicality of this lovely home, making morning routines a breeze for busy families.

Outside, the bungalow is complemented by a large driveway, providing off-road parking for multiple vehicles, along with a detached garage for additional storage or workshop space. The garden is a true highlight, offering a wonderful outdoor area for children to play, gardening enthusiasts and those breath-taking estuary views.

This property is not just a house; it is a family home that promises comfort, convenience, and a welcoming atmosphere. With its desirable location in Gorseinon, you will find local amenities,

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
16'10" x 15'7" (5.14m x 4.76m)

W.C

Family/Dining Room
11'11" max x 9'9"in (3.65m max x 2.98min)

Bedroom 2
14'8" max x 9'8" max (4.48m max x 2.97m max)

Bedroom 4
11'10" max x 9'9" max (3.61m max x 2.98m max)

Bedroom 3
12'0" x 9'9" (3.68m x 2.98m)

Shower Room

Utility

Kitchen/Diner
19'1" x 9'6" (5.82m x 2.90m)

First Floor

Landing

Bedroom 1
18'5" x 9'10" (5.63m x 3.02m)

Family Bathroom

Parking
Driveway and Garage (5.46m x 3.35m)

Council Tax band = F

EPC = B

Tenure

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is EE (fibre)
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 the solar panels on the property are owned.