Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Pencaerfenni Park
Crofty
Swansea
City And County of Swansea

Offers Over £259,995











- Detached Three Bedroom Bungalow
- North Gower location close to coastal walks and Beaches
- Lounge with log burner * Conservatory
- Modern kitchen and bathroom
- Spacious driveway suitable for a motor home
- Private enclosed rear garden
- Detached garage
- Good selection of local amenities
- Short drive to beaches

Ref: PRM12409

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Viewing Instructions: Strictly By Appointment Only

General Description

Located in the ever-popular Pencaerfenni Park in Crofty, this well-presented detached bungalow offers comfortable single-level living in a sought-after coastal setting. Positioned close to local amenities and surrounded by the natural beauty of the Gower Peninsula, this home is ideal for families, or anyone looking to down size, or those seeking a peaceful and scenic lifestyle. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Accommodation

Entrance Hall

Accessed via a side entrance, the hallway features stylish tiled flooring, radiator, loft access, Upvc frosted double glazed door to side and provides access to all main rooms including bedrooms, bathroom, kitchen, and lounge.

Kitchen (11' 5" x 8' 11") or (3.48m x 2.72m)

Fitted with a range of wall and base units complemented by work surfaces. Includes an integrated fan oven with four-ring gas hob, plumbing for washing machine and dishwasher, and space for additional appliances. Dual aspect UPVC double glazed windows and door leading to the rear garden. Finished with vinyl flooring and spotlit ceiling. Cupboard housing combi boiler.

Lounge (16' 9" x 12' 10") or (5.10m x 3.91m)

A spacious and versatile living area featuring wood flooring, feature fire place with log burner for those cosy winter nights, two radiators, and double doors opening into the conservatory.

Conservatory (10' 7" x 9' 5") or (3.22m x 2.87m)

UPVC construction with glass roof, tiled flooring, and double doors leading out to the rear garden—perfect for relaxing or entertaining.

Bedroom 1 (12' 0" x 8' 10") or (3.65m x 2.70m)

Upvc double glazed window to front, laminate flooring and radiator.

Bedroom 2 (12' 0" x 8' 11") or (3.65m x 2.73m)

Upvc double glazed window to front, recently carpeted flooring and radiator.

Bedroom 3 (9' 11" x 9' 9") or (3.01m x 2.96m)

Upvc double glazed window to front, laminate flooring and radiator.

Bathroom (7' 1" x 6' 6") or (2.16m x 1.98m)

Modern suite comprising low level WC, vanity wash hand basin, and panelled bath with shower overhead. Features fully tiled walls and flooring, spotlit ceiling, towel radiator, and Upvc frosted double glazed window to side.

EXTERNALLY

To front: large driveway which runs from front to side, plenty of room to accommodate several vehicles or a motor home, garden area to front laid to lawn.

Detached garage.

To rear: enclosed private rear garden with spacious paved patio area and Pergola seating area, paved pathways, main garden area laid to lawn, further decked seating area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D













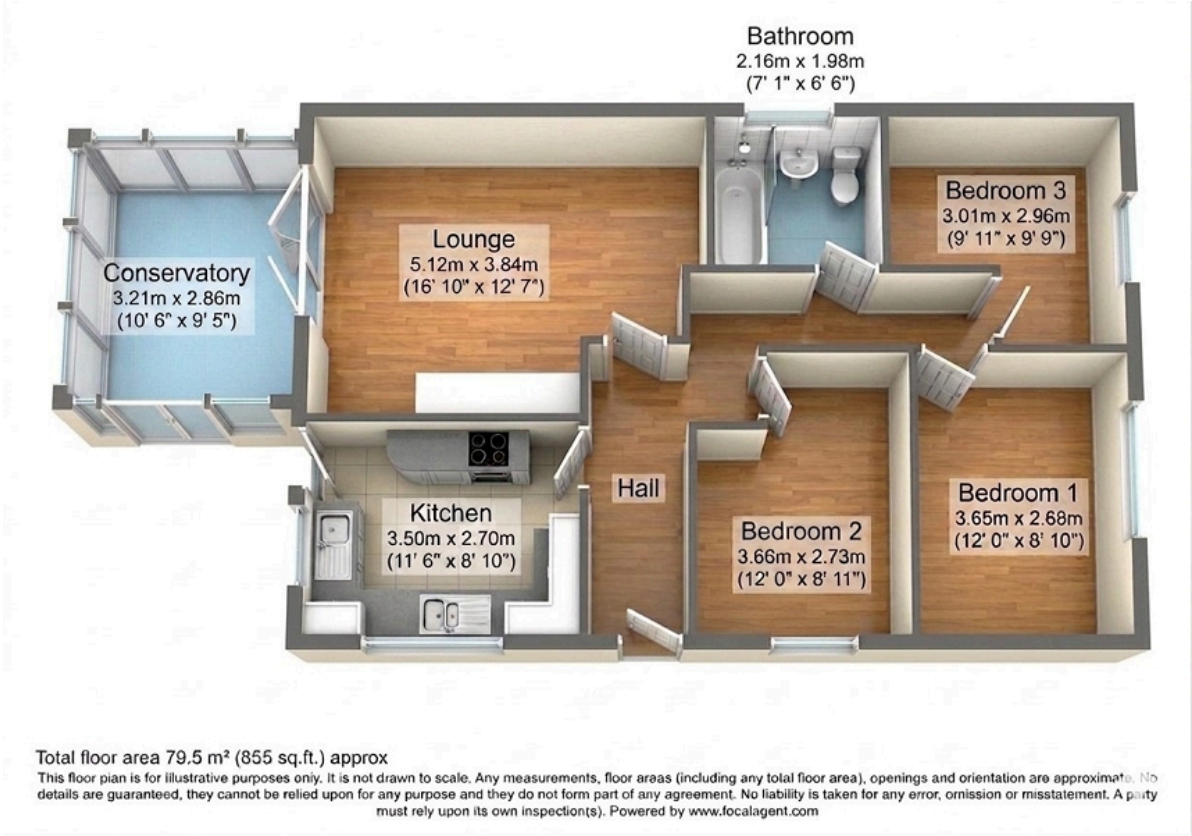












Total floor area 79.5 m² (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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