Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

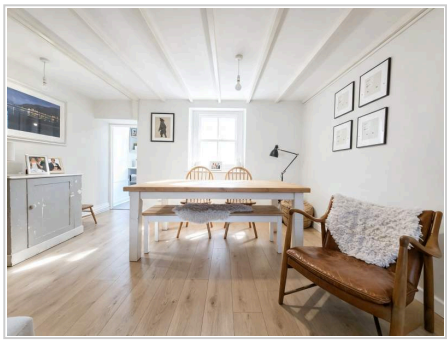
14 Offices Across South Wales

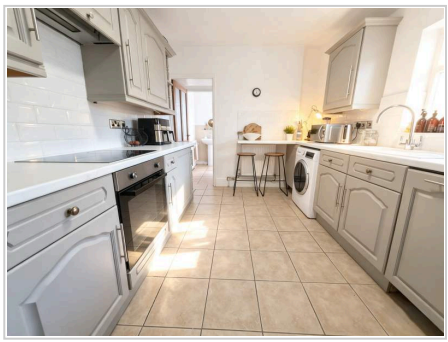
# Pencaerfenni Lane
# Crofty
# Swansea
# City And County of Swansea

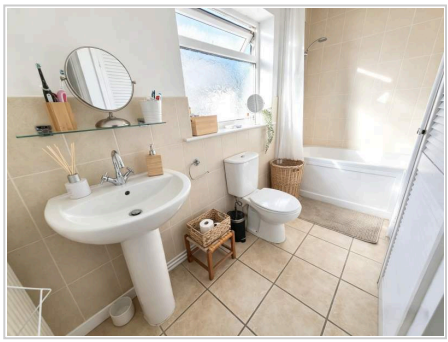
£219,995











- Two double bedrooms plus cozy attic room accessed via master bedroom
- Semi-detached family home in the coastal village of Crofty
- Open-plan lounge through to dining room
- Modern fitted kitchen & separate utility room
- Ground floor modern family bathroom
- Driveway parking & large enclosed rear garden
- Close to coastal walks, Gower beaches, and local amenities
- Ideal first-time buy, family home, or holiday retreat

**Ref: PRM12503**



Viewing Instructions: Strictly By Appointment Only

## General Description

* Two bed plus attic room * Situated in the desirable coastal village of Crofty, Swansea, this well-presented semi-detached home offers a lounge, dining room, modern kitchen, utility, and ground floor bathroom. Upstairs features two double bedrooms plus a cozy attic room accessed off the master bedroom. Externally boasts a large driveway, and large enclosed rear garden.

## Accommodation

### Entrance Hall

uPVC frosted double glazed door to front, stairs to 1st floor.

### Lounge Area (11' 11" x 9' 9" ) or (3.62m x 2.97m)

uPVC double glazed window to front, media wall, laminate flooring and radiator, through to.

### Dining Area (8' 1" x 12' 11" ) or (2.47m x 3.93m)

Window to rear, laminate flooring, under stairs storage area and radiator.

### Kitchen (13' 7" x 9' 8" ) or (4.13m x 2.95m)

Window to side, range of modern base and walls units with tiled splash backs, sink unit, plumbing for washing machine, 4-ring electric hob and oven with extractor fan over, integrated dish washer, tiled floor and radiator.

### Utility / Store Room (14' 9" x 4' 0" ) or (4.49m x 1.23m)

uPVC double glazed windows and door to rear, tiled flooring.

### Bathroom

uPVC frosted double glazed window to rear, paneled bath with shower mixer tap, pedestal wash hand basin, low level WC, tiled splash backs and flooring, double storage cupboard housing wall mounted gas combi central heating boiler, radiator.

### First Floor

Landing.

### Bedroom 1 (11' 11" x 9' 9" ) or (3.62m x 2.98m)

uPVC double glazed window to front, radiator, stairs to attic room.

### Bedroom 2 (8' 1" x 12' 11" ) or (2.47m x 3.93m)

uPVC double glazed window to rear, radiator.

### Attic Room (8' 1" x 12' 10" ) or (2.46m x 3.92m)

Versatile space with window to side.

### External

To front; spacious driveway with side access gate to:

To rear: Large garden with side yard area, leading to timber deck sun terrace, detached storage shed, large garden area laid mainly to lawn, gated access to front driveway.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:62

## Tenure

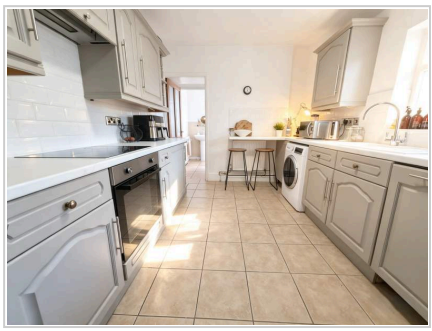
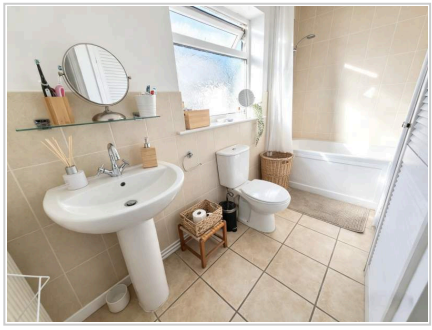
We are informed that the tenure is Freehold

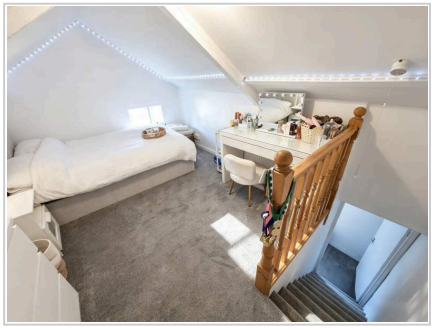
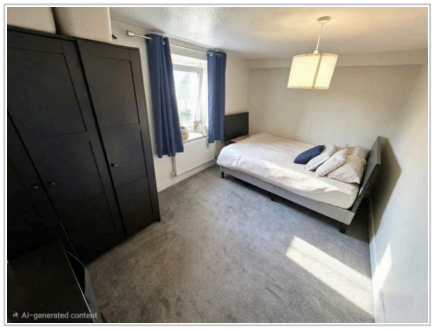
## Council Tax

Band C

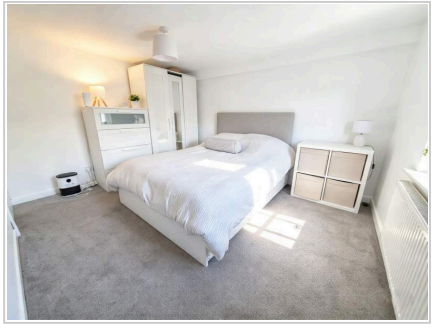
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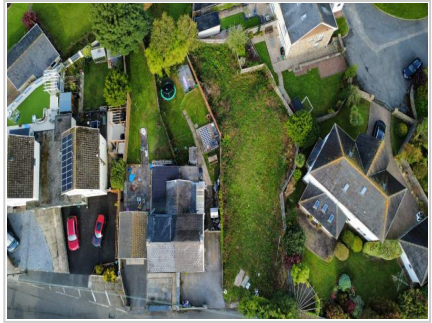




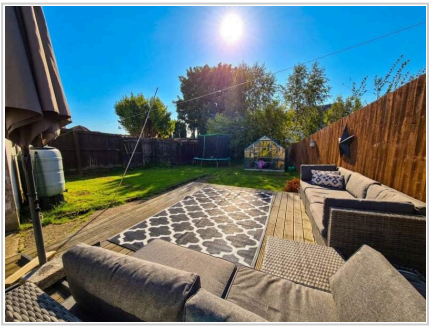














## Ground Floor




## First Floor



Second Floor




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