



28 Penyrheol Road, Swansea, SA4 4GA
Offers In Excess Of £190,000

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A beautifully presented three bedroom double fronted semi detached home with off road parking to front.

Tastefully decorated in a neutral colour palette and boasting a lovely cottage feel.

Briefly comprising of entrance hallway, lounge, dining room, solid wood farmhouse kitchen with granite worktops and Belfast sink, modern ground floor shower room with walk in shower W.C and plumbing for washing machine plus three bedrooms and family bathroom to the first floor.

Benefiting further from a well maintained tiered rear garden that has a paved patio and artificial lawn.

Must be seen !!!

This is a really lovely family home.

ENTRANCE

Entered via uPVC double glazed door to front into:

HALLWAY

Stairs to first floor, doors to:

DINING ROOM

13'9" x 7'7" (4.20 x 2.32)

uPVC double glazed window to front, radiator, feature fireplace with wooden mantle, door to inner hallway

LOUNGE

13'9" x 11'5" (4.21 x 3.50)

uPVC double glazed window to front. feature fireplace with wooden mantle, door to under stairs storage cupboard, radiator, door to:

KITCHEN/BREAKFAST ROOM

12'2" x 8'5" (3.73 x 2.57)

Fitted with a range of solid wood wall and base units with granite work surface over, Belfast sink with mixer tap over, tiled splashback, spot lights to ceiling, radiator, space for Rangemaster cooker with extractor fan over, ceramic tiled floor. uPVC double glazed window, door to inner hallway.





INNER HALLWAY

Stable door to rear, door to dining room, doors to:

SHOWER ROOM

uPVC double glazed window to rear, fitted with a low level W.C, wash hand basin and walk in shower, ceramic tiled floor. radiator, plumbing for washing machine.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

13'9" x 9'1" (4.20 x 2.79)

'L' shape. Two uPVC double glazed windows to front, access to loft, door to airing cupboard housing gas combination boiler, radiator.

BEDROOM TWO

14'1" x 8'7" (4.31 x 2.63)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM

7'3" x 8'9" (2.22 x 2.68)

uPVC double glazed window to rear, comprising low level W.C, wash hand basin and bath, heated towel rail.

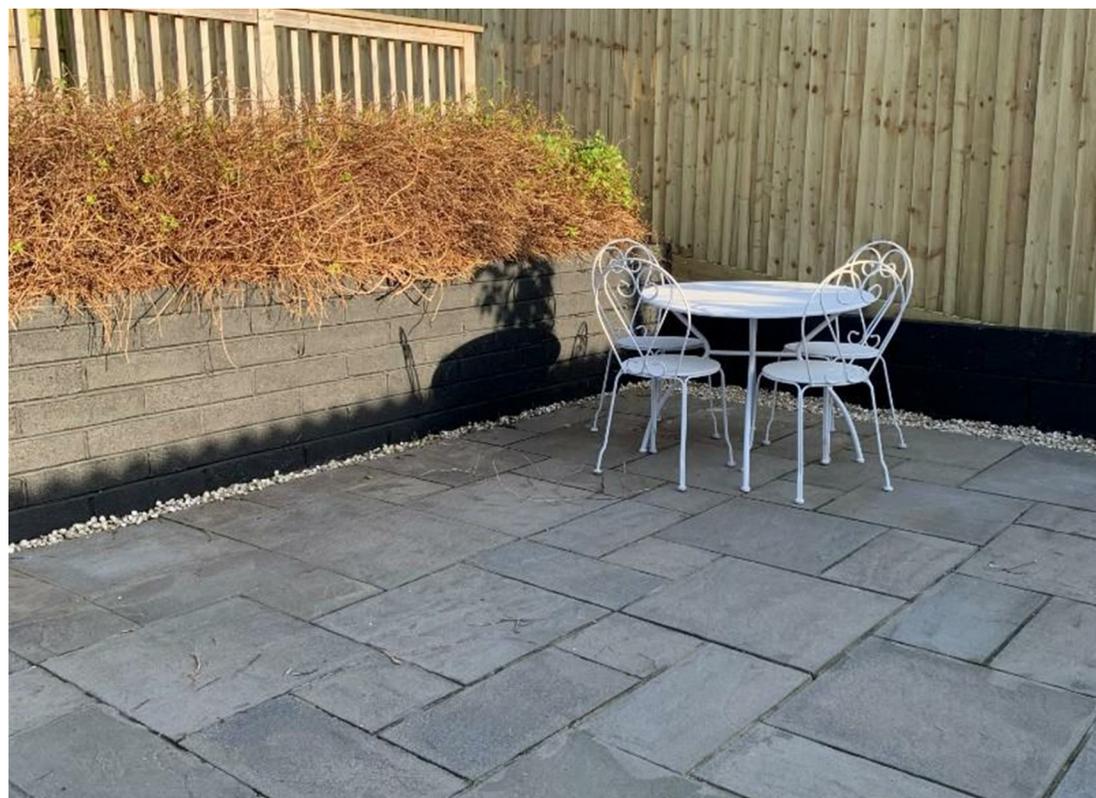
BEDROOM THREE

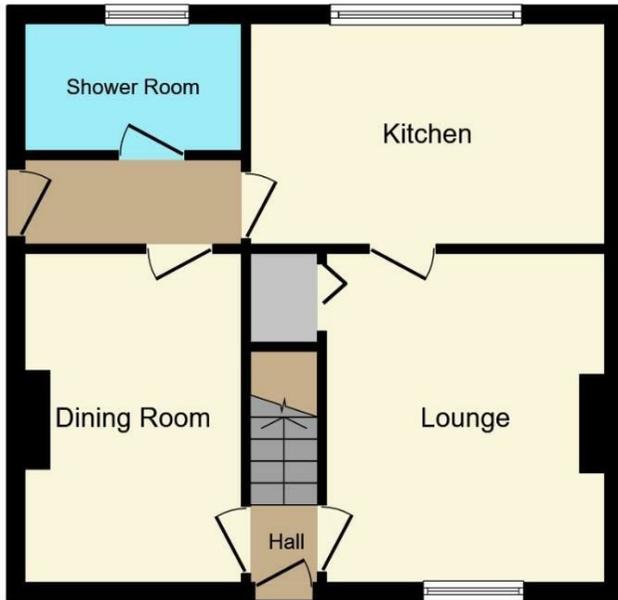
13'10" x 7'9" (4.22 x 2.37)

uPVC double glazed window to front, radiator.

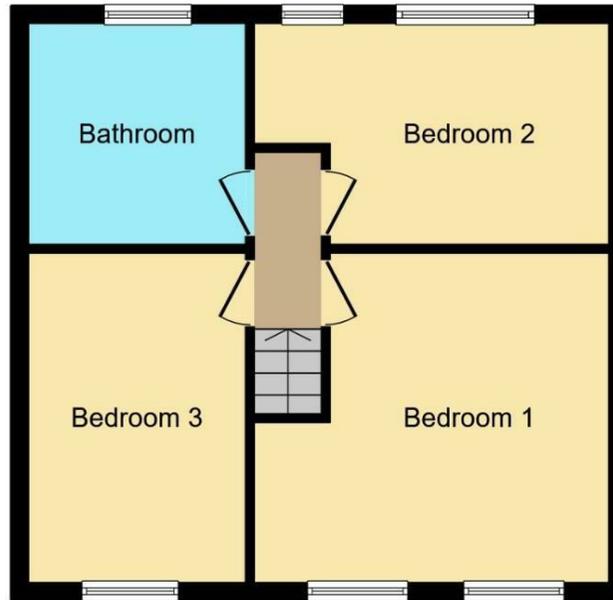
EXTERNAL

Off road parking to front. Side pedestrian access to rear garden, the garden is tiered with a decked patio area, and an artificial lawn area with mature shrubs.





Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		81	
	39		77
			32
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC