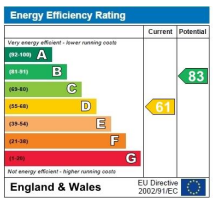
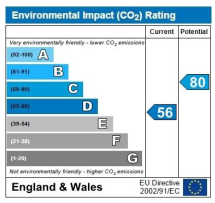
John Francis
www.johnfrancis.co.uk

39 Penymor Road, Penlan SA5 7EE

Offers in excess of £85,000

Two Bed Semi-Detached House
Beautiful Views To The Rear
Modern Kitchen & Bathroom
Double Glazing
Gas Central Heating System
Combination Boiler installed May 2017
EER: D61





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NR/BT/57354/190517

DESCRIPTION
A two bedroom semi-detached property situated in Penlan benefitting from views over Swansea and the Liberty Stadium as well as easy access to local schools and amenities.
The accommodation comprises entrance hallway, lounge/dining room, kitchen, two double bedrooms and the bathroom. The property also benefits from gas central heating, double-glazing and a combination boiler installed in May 2017.
Externally there is a front garden laid to a tiered lawned area with access around to the rear garden which again is tiered and has a patio area, views over Swansea and a good sized storage shed.
Viewing highly recommended.
EER: D61

ENTRANCE HALLWAY
Entered double-glazed door to front, double-glazed window to side, laminate flooring, staircase to first floor, dado rail, radiator, coved ceiling, door to:

LOUNGE/DINING ROOM
Double-glazed window to front and rear, laminate flooring, gas fireplace with wood surround, TV point, phone point, radiator, coved ceiling.

KITCHEN
9'3 x 7'5 (2.82m x 2.26m)
Double-glazed window to rear, double-glazed door to side, vinyl flooring, range of wall and base units with worktops over incorporating stainless steel sink and drainer, integrated electric oven, 4 ring gas hob, extractor hood, space for fridge freezer, space and plumbing for washing machine, part tiled walls, coved ceiling, folding door opening to understairs cupboard which houses a wall mounted combi boiler.

FIRST FLOOR LANDING
Double-glazed window to side, loft hatch, dado rail, door to:

BEDROOM 1
14'2 x 9'2/8'5 (4.32m x 2.79m)
Two double-glazed windows to front, laminate flooring, dado rail, coved ceiling.

BEDROOM 2
10'2 x 9'2 (3.10m x 2.79m)
Double-glazed window to rear, radiator, storage cupboard.

BATHROOM
Double-glazed window to rear, vinyl flooring, WC, pedestal wash hand basin, panel bath with overhead shower, tiled walls, radiator.

EXTERNALLY
To the front of the property there is a tiered garden laid to lawn, side pedestrian access to a rear tiered garden, patio area, views over Swansea, **STORAGE SHED** and rear pedestrian access.

SERVICES
We are advised that mains services are connected.

VIEWING
By appointment with the selling Agents on 01792 653508 or e-mail
swansea@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE
We are advised that the property is Freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS
From our Swansea Office, continue through onto Mansel Street. Go over the traffic lights onto Alexandra Road. At the traffic lights, take a left-hand turning onto Dyfatty Street. Take a left onto Carmarthen Road and follow the dual carriageway to Cwmbwrla Roundabout. Taking the third turning and continue . At the third mini-roundabout, take a right-hand turn onto Conway Road. Bear right around the island. At the mini-roundabout, take a right-hand turn. Take the second left onto Penderry Road and follow the road along taking a right-hand turn onto Penymor Road. The property will be found on the left-hand side as you go down the road.