



**8a Pennard Road,  
Kittle, Swansea SA3 3JG**

**Offers in the region of £625,000**

Family Home  
Village Location  
Close to Local Amenities  
EER tbc

**TS/WJ/69841/180920**

**DESCRIPTION**

A beautifully presented self built family home. Nestled between the villages of Bishopston and Kittle this spacious property lends itself to modern family living. The property briefly comprises a welcoming entrance hall, leading to a good sized lounge and the bright and airy kitchen.

To the first floor there are four double bedrooms, one en-suite and a luxuriously appointed bathroom. The property also enjoys an enclosed tiered rear garden, off road parking to the front and a garage.

The property lies within catchment for Bishopston School and the village of Kittle boasts a village pub, bakery and surf shop. The Gower beaches are also easily accessed from here as to is Mumbles Village.  
EER tbc

**ENTRANCE HALL**

Entered via double glazed door to the front, radiator, coved ceiling, stairs to first floor, quartz tiled floor, door to;

**LOUNGE/DINING ROOM**

21'10 x 12'8 (6.65m x 3.86m)  
Double glazed window to front, radiator, coved ceiling, fireplace.

**KITCHEN**

14'10 x 9'6 (4.52m x 2.90m)  
Double glazed window to rear, radiator, coved ceiling, fitted with a range of wall and base units with worktop over, sink unit and drainer, integrated hob, oven, extractor fan, microwave, fridge/ freezer and dishwasher, quartz tiled floor, tiled splashback, door to;

**UTILITY ROOM**

5'5 x 4'9 (1.65m x 1.45m)  
Double glazed window to side, radiator, coved ceiling, base unit with worktop over, stainless steel sink, wall unit, double glazed door to exterior, quartz tiled floor, tiled splashback.

**DINING ROOM**

13'1 x 12'1 (3.99m x 3.68m)  
Double glazed double doors to rear, radiator, coved ceiling.

**OFFICE/STUDY**

9'7 x 6'4/4' (2.92m x 1.93m)  
Double glazed window to rear, radiator, storage cupboard.

**FIRST FLOOR**

**LANDING**

Double glazed window to front, radiator, coved ceiling, loft access, doors to;

**BEDROOM ONE**

16'8 x 12'9 (5.08m x 3.89m)  
Double glazed window to rear, radiator, coved

ceiling, walk-in wardrobe, door to;

**EN-SUITE SHOWER ROOM**

Double glazed window to side, WC, wash hand basin, shower, heated towel rail, tiled floor, tiled walls.

**BEDROOM TWO**

14'6 x 11'5 (4.42m x 3.48m)  
Double glazed window to front, radiator, coved ceiling.

**BEDROOM THREE**

12'8 x 11' (3.86m x 3.35m)  
Double glazed window to front, radiator, coved ceiling, storage cupboard.

**BEDROOM FOUR**

11'3 x 10'10 (3.43m x 3.30m)  
Double glazed window to rear, radiator, coved ceiling.

**BATHROOM**

10'3 x 7'8 (3.12m x 2.34m)  
Double glazed window to rear, WC, wash hand basin, bath, shower, tiled walls, tiled floor, radiator, coved ceiling.

**EXTERNALLY**

To the front is off road parking for up to four cars and a **GARAGE**. To the rear is a garden with a raised patio area and a lawn.

**SERVICES**

We are advised that mains services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@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 Mumbles Branch, continue to the mini-roundabout and take a left-hand turn onto Mumbles Road A4067. Continue through to West Cross and at the part time traffic lights take a left-hand turn into Mayals Road B4436. Continue until reaching the village of Kittle where the property will be located up the lane on the right hand side,

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**John.  
Francis**