



# Pensalem Road, Penlan Swansea £160,000

- Council Tax: A / EPC: D
- Two Bedroom Semi Detached Property
- Brand New Driveway for Off Road Parking
- Fully Renovated Throughout
- EPC Rating: D



 2
  1
  2



## About the property

Situated within the popular residential area of Penlan, this beautifully renovated two-bedroom home is ready to move straight into and would make an ideal first-time purchase or investment opportunity.

The ground floor offers a bright and welcoming living room, a separate dining area, and a stylish modern kitchen with direct access to the rear garden.

Outside, the property benefits from a generous garden, providing plenty of space for relaxing, entertaining or family enjoyment, while a newly installed driveway adds valuable off-road parking. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

The property has been extensively improved by the current owner and features a brand-new kitchen, new carpets throughout, and fresh decoration, creating a modern and low-maintenance home.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Lounge

14' 3" x 9' 10" ( 4.34m x 3.00m )

### Dining Room

11' 7" x 9' 4" ( 3.53m x 2.84m )

### Kitchen

15' 11" x 5' 7" ( 4.85m x 1.70m )

### Bedroom 1

14' 10" x 9' 5" ( 4.52m x 2.87m )

### Bedroom 2

12' x 9' 11" ( 3.66m x 3.02m )

### Bathroom