



10 Penuel Close, Loughor SA4 6PU

Offers in the region of £195,995

Four Bedroom Semi Detached House
Garage Plus WorkShop and Off Road
Parking

Cul De Sac Location
Close To Local Amenities
EER: TBC

MW/DT/84042/120821

DESCRIPTION

With no upward chain, we offer for sale this deceptively spacious four bedroom semi-detached property, set over three floors and conveniently located at the head of a cul-de-sac, within walking distance of all the amenities of Gorseinon town, including shops, schools, college, restaurants and public houses.

The property, which is in need of modernising, briefly comprises entrance hallway, lounge, dining room with patio door overlooking the garden and kitchen downstairs, with three bedrooms and a bathroom on the first floor and a spacious landing, currently utilised as a study area, with a window to the side with far reaching views and a fourth bedroom with washing facilities.

The property also benefits from off-road parking for one vehicle, a detached garage, with adjoining workshop and outside WC and an enclosed rear garden, laid to patio and lawn. Also benefiting from double glazing and a gas central heating system, we believe this property would be an ideal family home.

Viewing is highly recommended to appreciate all that is on offer and its future potential.

EER: TBC

ENTRANCE HALLWAY

Double glazed obscure front door with side panel, double radiator, stairs to first floor, coved ceiling, door to kitchen, door to:

LOUNGE

14'2 x 10'9 (4.32m x 3.28m)
Double glazed window to front, radiator, gas fire with back boiler on stone hearth with wooden mantle, dado rail, coved ceiling, open aspect through to:

DINING ROOM

9'4 x 9'4 (2.84m x 2.84m)
Double glazed patio doors to rear, coved ceiling, dado rail, door to:

KITCHEN

9'4 x 7'1 (2.84m x 2.16m)
Wall and base units with worktop over, sink with drainer and mixer tap, extractor fan, tiled splashback, space for cooker and fridge/freezer, door to side, window to rear.

LANDING

Double glazed obscure window to side, stairs to second floor, door to airing cupboard with shelving and water tank, door to:

BATHROOM

7'11 x 5'5 (2.41m x 1.65m)
Suite comprising of WC, pedestal wash hand basin, bath with grip handles and electric shower over, radiator, double glazed window to side and rear, tiled walls.

BEDROOM ONE

12'3 x 9'9 (3.73m x 2.97m)
Double glazed window to front, radiator.

BEDROOM TWO

11'5 x 8'8 (3.48m x 2.64m)
Double glazed window to front, radiator.

BEDROOM THREE

7'7 x 6'10 (2.31m x 2.08m)
Double glazed window to front, radiator, dado rail, laminate flooring.

LANDING TWO/STUDY AREA

14'9 x 7'7 (4.50m x 2.31m)
Currently used as a study area. Double glazed window to side with far reaching views, door to eaves storage, door to:

BEDROOM FOUR

12'7(8'3) x 9'0(7'5) (3.84m x 2.51m x 2.74m (2.26m)
Double glazed window to rear, wash hand basin in

vanity unit, built-in wardrobe, door to eaves.

EXTERNALLY

The front is laid to lawn with bushes, double gated access to the driveway which provides parking for 1 vehicle leading to the **DETACHED GARAGE** with up and over door. Pedestrian side access leads to the enclosed side path. The garage has a side pedestrian door and a **WORKSHOP** to the rear and adjoining WC. An enclosed rear garden laid to patio and lawn, skirted to the side and the rear with mature trees and bushes.

SERVICES

We are advised that mains gas, electricity, water and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@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 Gorseinon showroom, proceed along West Street turning right into Dyffryn Road. Turn right at the junction into Belgrave Road then take the second left into Penuel Close where the property can be located at the head of the cul-de-sac.