



Elm Tree Road, £220,000

- Penllegaer
- 3 Bedrooms
- W.C
- Off Road Parking
- Close to Schools
- M4 Near
- EPC Rating: C



 3  1  1



About the property

This beautifully presented three-bedroom home in the sought-after area of Penllegaer offers stylish and modern living throughout, finished to a high standard.

The property features a well-designed layout with bright and spacious living accommodation, perfect for both families and first-time buyers. The kitchen and living areas have been finished with quality fixtures and a contemporary feel, ready to move straight into.

Upstairs, you will find three well-proportioned bedrooms along with a modern family bathroom.

Externally, the home benefits from off-road parking, providing convenience and practicality. To the rear, there is an immaculately maintained garden finished to a high standard, offering a private and attractive space ideal for relaxing or entertaining.

Situated in the popular Penllegaer area, the property offers excellent access to local amenities, schools, and transport links.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Ground Floor

Entrance Hall

W/C

Kitchen

Lounge/ Dining Room

First Floor

Landing

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

Bathroom

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Floorplan



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.

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