



## 16 PEN Y LAN. SWANSEA. SA4 3LL

**£230,000**

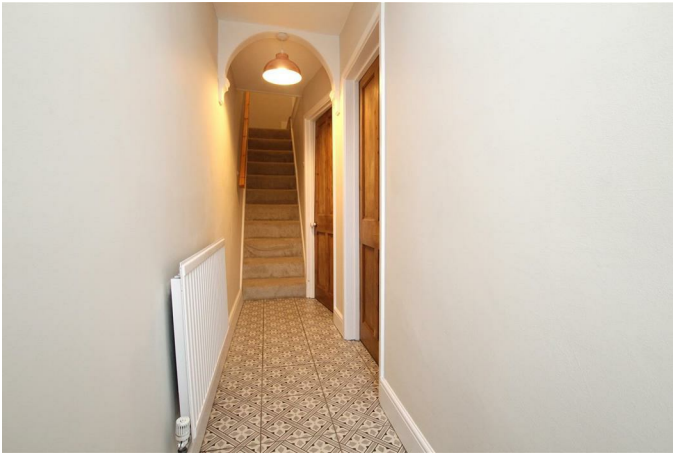
A fantastic opportunity to purchase this well presented and spacious 3 bedroom, terrace cottage with off road parking. Located in the sought after area of Penclawdd, within close proximity to the seaside. Close to local amenities and with convenient road and transport links... this property is not to be missed!

Internally the property is well presented and has been freshly decorated throughout, with new carpets and certified electrics and gas.

On the ground floor is a spacious entrance hallway, two reception rooms, well proportioned, modern kitchen with ample cupboard storage and space for appliances and the family bathroom with shower over bath, vanity sink unit and low level WC.

On the first floor are two spacious double bedrooms and a third excellent sized single bedroom.

## ENTRANCE HALLWAY



Spacious entrance hallway with doors leading to both reception rooms.

## RECEPTION ONE

10'10 x 9'0 max (3.30m x 2.74m max)



Excellent reception room to the front of the property.

## RECEPTION TWO

11'07 x 11'01 (3.53m x 3.38m)



Further spacious reception room with direct access to the kitchen along with built in under stair storage.

## KITCHEN

9'10 x 7'06 max (3.00m x 2.29m max)



Well proportioned modern kitchen with plenty of cupboard storage and room for appliances, along with direct access to the bathroom and rear garden. There is a storage cupboard with space for a washing machine.

## BATHROOM

7'06 x 5'11 max (2.29m x 1.80m max)



Modern family bathroom with shower over bath, vanity sink unit and low level WC.

## BEDROOM ONE

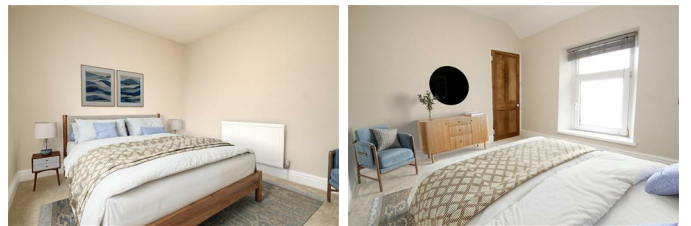
11'06 x 8'08 max (3.51m x 2.64m max)



Spacious double bedroom with front facing window.

## BEDROOM TWO

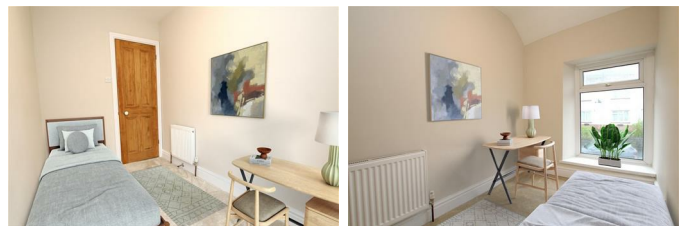
9'11 x 9'03 max (3.02m x 2.82m max)



Spacious double bedroom with window overlooking the rear garden.

## BEDROOM THREE

8'07 x 5'07 max (2.62m x 1.70m max)



Excellent single bedroom with front facing window.

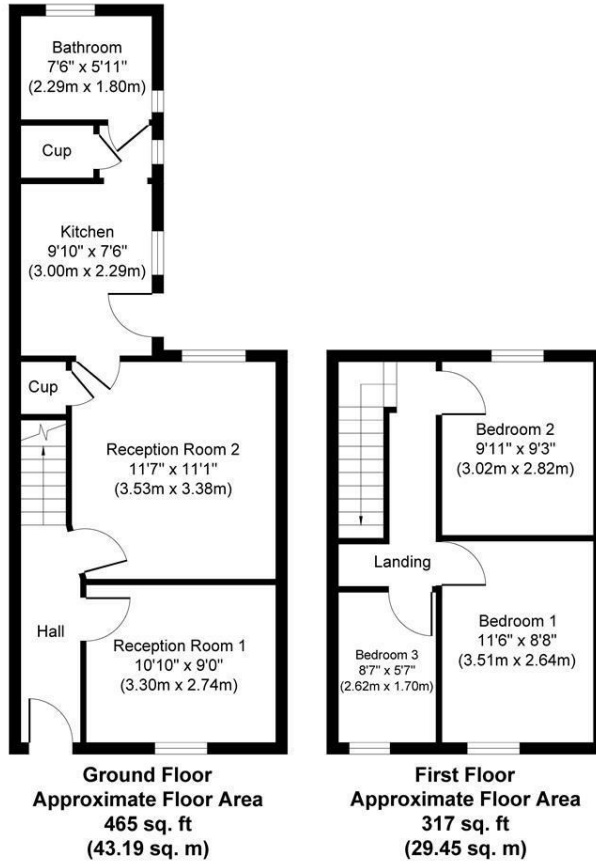
## OUTSIDE SPACE



Larger than average rear garden with paved and

lawned sections along with greenhouse. To the front of the house you will find off road parking.

# FLOOR PLAN

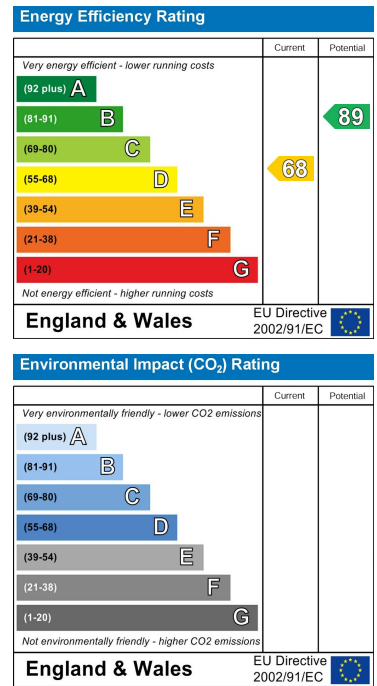


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# AREA MAP



# ENERGY EFFICIENCY GRAPH



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