



61 Pentyla Road

Cockett, Swansea, SA2 0YN

Offers Over £200,000



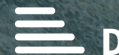
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1



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DETACHED THREE BEDROOM HOME (with PLANNING PERMISSION) which offers a solid layout and plenty of scope for EXTENSION & TRANSFORMATION. The ground floor features a hallway, two reception rooms & kitchen/diner, while the first floor comprises three bedrooms and a bathroom. With gas central heating and PVCu double glazing already in place, the essentials are covered, leaving the finer details ready for upgrading and personalisation.

Outside, the property sits within a wraparound garden, providing both privacy and open space, with the rear aspect overlooking local Ganges playing fields - a lovely green outlook that changes with the seasons and will be attractive to families with children. Located in Cockett, Swansea, the home is well placed for everyday convenience, close to shops, schools, health services and public transport links. It also offers easy access to the city centre and the M4 corridor, connecting swiftly to Llanelli, Cardiff and beyond, ideal for both family life and commuting. Full planning permission for a contemporary extension that will double the footprint & include a garage. Call to view now!

Hallway

9'11" x 6'2" (3.03 x 1.90)

Reception Room One

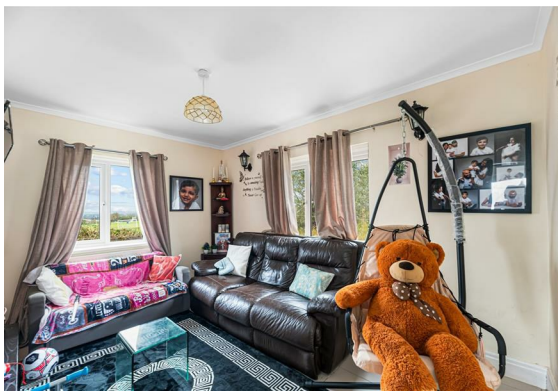
13'4" x 9'5" (4.07 x 2.88)

Reception Room Two

9'11" x 9'11" (3.03 x 3.03)

Kitchen/Dining Room

15'0" x 7'9" (4.59 x 2.37)





Landing
13'7" x 3'3" (4.16 x 1.01)

Bathroom
7'4" x 5'0" (2.25 x 1.53)

Bedroom One
9'11" x 9'11" (3.04 x 3.04)

Bedroom Two
11'11" x 9'6" (3.65 x 2.92)

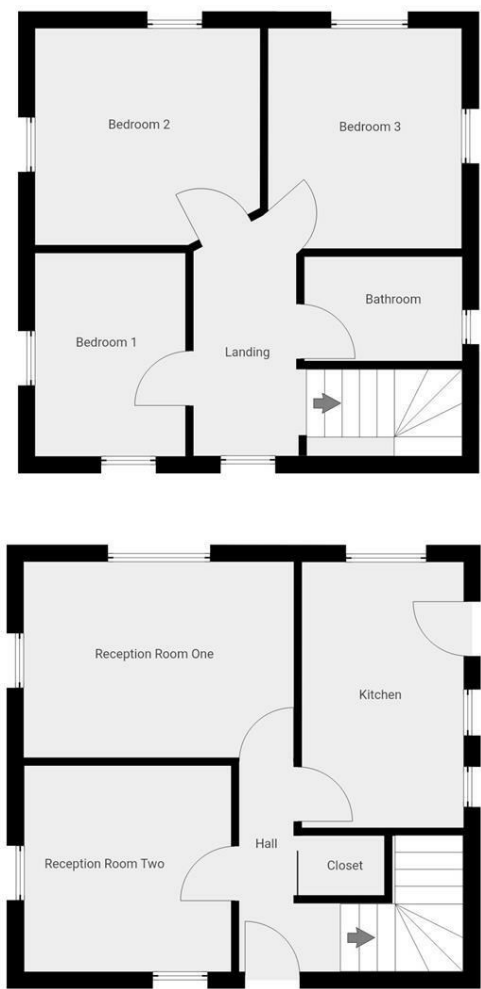
Bedroom Three
9'8" x 9'3" (2.95 x 2.83)

External & Location

Planning Permission



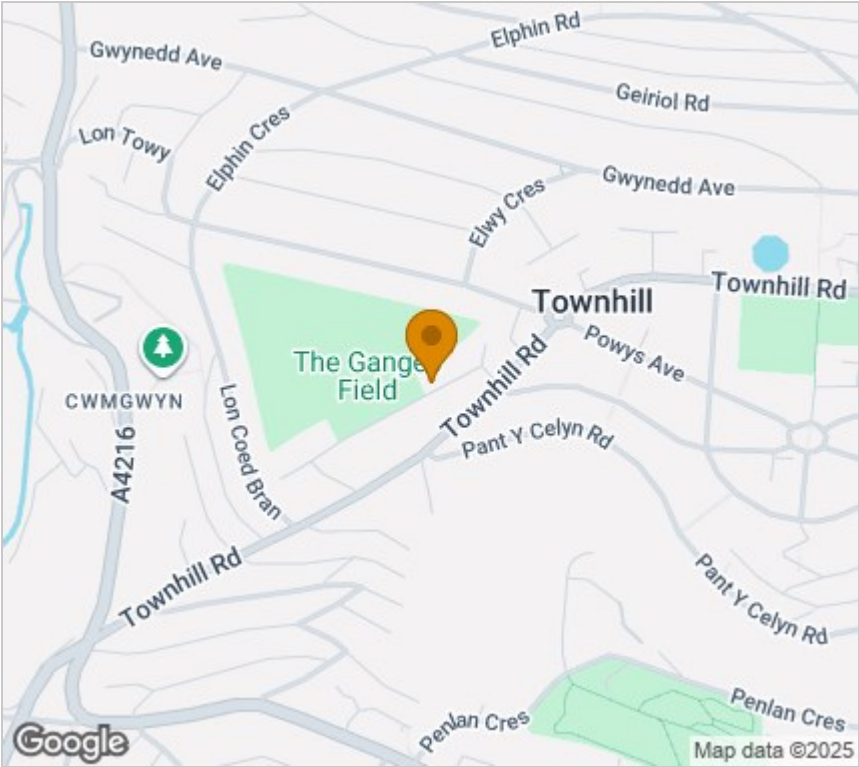
Floor Plan



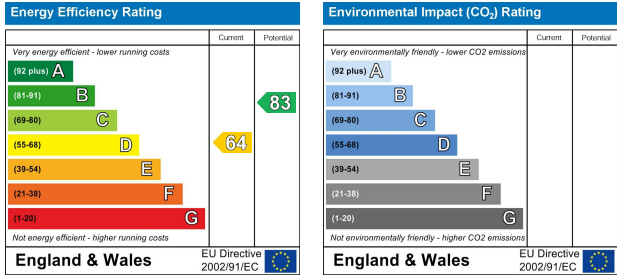
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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