

Diamond Properties
3 Walter Road
Swansea
SA1 5NE
Sales – 01792 712121



**56 Elm Crescent
Parc Penllergaer
Swansea**

**Price 159,995 Leasehold
Subject To Contract**



**Three Bedroom Family Home
Fully Fitted Kitchen
Front & Rear Gardens
Highly Sought After Area
No Upwards Chain
Kitchen/Breakfast Room**

PROPERTY PROFILE



Entrance Hallway: Entered via wooden external door, laminate flooring, radiator and large storage cupboard.

Stairs to first floor.

Door Leading to:

Cloakroom: Fitted with a two piece suite comprising of low level W,C, wall mounted wash hand basin, tiled splash back, radiator and uPVC frosted glazed window to front aspect.

Lounge: 4.73m x 3.53m (15'6 x 11'7) uPVC double glazed French doors opening onto rear garden, wood laminate flooring, x2 radiators, x4 wall lights, ceiling fan and uPVC double glazed window to rear aspect..

Internal French doors leading to:

Kitchen/breakfast room: 4.55m x 2.73m (14'11 x 8'11) Fitted with a wide range of wall & base units with work preparation surfaces over, incorporating 1 1/2 sink bowl with drainer, integrated four ring gas hob with oven and over head extractor canopy, plumbed for washing machine, space for free standing fridge freezer, tiled splash back, large under stairs storage cupboard, and uPVC double glazed windows to front and rear aspect.

Space for table and chairs.

First Floor Landing: uPVC double glazed window to front aspect, fitted carpet, radiator, airing cupboard housing water tank and access to loft.

Master Bedroom: 3.89m x 2.53m (12'9 x 8'4) uPVC double glazed window to rear aspect, fitted carpet, radiator and in-built sliding door wardrobes.

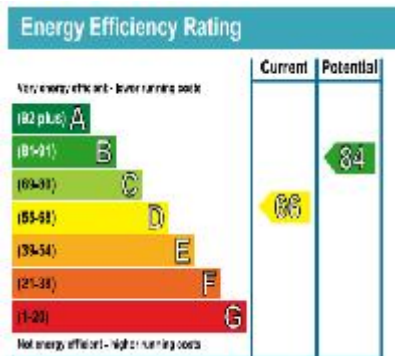
Bedroom Two: 2.99m x 2.51m (9'10 x 8'3) uPVC double glazed window to rear aspect, fitted carpet and ceiling light.

Bedroom Three: 2.39m x 1.98m (7'10 x 6'6) uPVC double glazed window to front aspect, fitted carpet and radiator.

Bathroom: Fitted with a three piece suite comprising of low level W,C, wash hand basin with pedestal, panelled bath and over head electric shower, part tiled walls and uPVC frosted glazed window to front aspect.

Externally: The property is approached via a large drive way with lawned area to side.

Pedestrian side access leading to a fully enclosed rear garden laid mainly to lawn with storage shed and wooden fence borders.



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