



Cockle Cottage, 48 Pencaerfenni Lane, Crofty SA4 3SW

£187,500

Wooloway Constructed Detached Bungalow
Two Bedrooms
Fantastic Investment Opportunity
No Forward Chain
Freehold

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| A | | 88 | A | | |
| B | | | B | | |
| C | | | C | | |
| D | 67 | | D | | |
| E | | | E | | |
| F | | | F | | |
| G | | | G | 1 | 1 |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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SS/DT/85288/111021

DESCRIPTION

Of interest to builders, investors, speculators and cash buyers we offer for sale this delightful 2 bedroom detached bungalow situated along Pencaerfenni Lane in the heart of Crofty. The bungalow is of Woolaway construction (a non traditional build of pre cast concrete frame). The accommodation comprises entrance hallway that leads to a good size light and airy lounge, modern fitted kitchen, two double bedrooms and a shower room. The bungalow also has the benefits of double glazed windows and doors, gas fired central heating, ample off road parking and front and rear gardens. Crofty is a beautiful part of the North Gower peninsula where amenities are a short drive away in the village of Penclawdd with shops, schools, tea rooms and supermarkets, or explore the estuary and coastal walks and beaches which are close by.

NO FORWARD CHAIN

ENTRANCE HALLWAY

Entrance via double glazed front door giving access, inset spotlighting, coving, solid oak wood flooring, doors to:

LOUNGE

15'1 x 11'2 (4.60m x 3.40m)
A good sized light and airy room. Open fireplace, inset spotlighting, coving, continued solid oak wood flooring, double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM

14'8 x 8'6 (4.47m x 2.59m)
A well presented and fully fitted modern kitchen in white shaker style with stainless steel handles, solid wood roll

top work surface space and preparation area incorporating Belfast sink with hot and cold mixer taps over, built-in fan assisted electric oven, grill, 4 ring gas hob and extractor canopy over, ceramic tiled flooring, stainless steel splashback behind gas hob, inset spotlighting, coving, wall mounted boiler (supplying domestic hot water and gas central heating), plumbing for automatic washing machine, double glazed window to rear and double glazed French door opening on to rear deck and rear garden.

BEDROOM ONE

13'3 x 9'3 (4.04m x 2.82m)
Coving, solid oak wood flooring, double glazed window to front aspect.

BEDROOM TWO

11'4 x 9'4 (3.45m x 2.84m)
Inset spotlighting, coving, solid oak wood flooring, double glazed window looking on to rear.

BATHROOM

7'7 x 6'3 (2.31m x 1.91m)
Three piece suite comprising curved panel bath with glazed side screen and electric shower over, vanity wash hand basin with storage cupboard space under and chrome mixer taps, low level WC, heated chrome towel rail, inset spotlighting, fully tiled walls, ceramic tiled flooring, 2 double glazed frosted windows to the rear.

EXTERNAL

To the front of the property is a 5 bar wooden gate giving access to the drive suitable to park 2 vehicles. A pathway to the side via gate then extends giving access to a level and enclosed private rear garden with feature decked area, the garden is laid mainly to lawn with a selection of mature shrubs, flower borders and evergreen with fenced boundaries.

SERVICES

We are advised all mains services are connected at the property.

AGENTS NOTE

Woolaway houses are a pre-cast concrete framed property. The external walls are a fairly narrow pre-cast concrete panel and they feature a contrasting cladding finish to the gable apex.

For more information please call the Killay Office on 01792 297800.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@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 Killay Office, proceed through to Duvant Square along Walters Row and onto Garrod Avenue passing Gowerton Comprehensive School on your left-hand side. At the junction, turn left and proceed to traffic lights onto Brynymor Road for approx 1 mile. At next set of lights, turn left and proceed into the village of Penclawdd.. Just after the Crofty Industrial Estate, turn right into Pencaerfenni Lane where the property can be found on the right-hand side.