



109 Borough Road, Loughor, Gorseinon, SA4 6RY

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- GCH
- DOUBLE GLAZING

Asking Price £135,000

90 High Street, Gorseinon, Swansea, SA4 4BL
 T: 01792 896 868 | F: 01792 898 188
 go@dawsonsproperty.co.uk





ENTRANCE

UPVC double glazed glass panel door into:

PORCH

Textured ceiling, tiled flooring, glass panel door into:

HALLWAY

Textured ceiling, radiator, stairs to first floor, traditional features, under stairs storage cupboard.

RECEPTION ROOM ONE 6.34m x 3.17m (20'10" x 10'5")

Aluminium framed double glazed window to front, uPVC double glazed door to rear, gas fire on tile effect hearth, coved and textured ceiling, two radiators.

RECEPTION ROOM TWO 3.67m x 2.80m (12'0" x 9'2")

UPVC double glazed window to side, coved and textured ceiling, radiator.

KITCHEN 4.18m x 3.02m (13'9" x 9'11")

UPVC double glazed window to side, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for cooker, plumbed for washing machine, plumbed for dishwasher, radiator, wall mounted boiler, part tiled walls, tiled flooring, tongue and groove ceiling.

INNER PORCH

UPVC double glazed obscure glass panel door to rear, textured ceiling, tiled flooring.

BATHROOM

UPVC double glazed obscure glass window to rear, two radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin, bath and shower, tile effect flooring, tiled walls, tongue and groove ceiling.

FIRST FLOOR LANDING

Split level landing, access to loft, radiator.

BEDROOM ONE 3.80m x 2.79m (12'6" x 9'2")

UPVC double glazed window to side, textured ceiling, radiator, airing cupboard.

BEDROOM TWO 3.27m x 2.69 (10'9" x 8'10")

UPVC double glazed window to rear, textured ceiling, radiator.

BEDROOM THREE 4.54m x 3.05m (14'11" x 10'0")

Two aluminium framed double glazed windows to front, two radiators.

EXTERNAL

FRONT

Paved path leading to entrance door with mature shrub borders and paved path leading to gated side pedestrian access.

REAR

Paved area with gate and footpath leading to lawned area leading to further patio area providing parking.

DIRECTIONS

From our office on High Street, continue through the lights onto Alexandra Road. At the next set of lights at Loughor Cross, continue straight ahead onto Borough Road. Where the property will be found along this road on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: EPC - D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 896 868



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.