



2 Clos Brynafon, Gorseinon, Swansea, SA4 4BF
Asking Price £159,995

A semi detached property set in cul-de-sac location. Comprises: three bedrooms, one with en-suite plus a family bathroom to the first floor. Lounge, fitted kitchen/diner and conservatory to the ground floor. Benefits include garage, fully enclosed rear garden, majority upvc double glazing and gas central heating. Freehold.

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ENTRANCE

UPVC door into:

PORCH

Textured ceiling, wood effect floor, door into:

LOUNGE 4.74m x 4.42m (15'7" x 14'6")

UPVC double glazed window to front, coved and textured ceiling, electric fire in feature surround, wood effect flooring, two radiators, under stairs storage cupboard.

KITCHEN/ BREAKFAST ROOM 4.73m x 2.64m (15'6" x 8'8")

Window to rear, textured ceiling, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, built in oven with four ring gas hob and extractor fan over, plumbed for dishwasher, two radiators, wood effect flooring, part tiled walls, sliding doors leading to:

CONSERVATORY 4.34m x 2.77m (14'3" x 9'1")

UPVC and dwarf wall construction, wood effect flooring, radiator, light with ceiling fan.

FIRST FLOOR LANDING

Textured ceiling, access to loft, airing cupboard, doors off to:

BEDROOM ONE 3.76m x 2.72m (12'4" x 8'11")

UPVC double glazed window to rear, textured ceiling, two built in wardrobes, wood effect flooring, radiator, door into:

EN-SUITE

UPVC double glazed window to side, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower, fully tiles walls, wood effect flooring.

BEDROOM TWO 2.45m x 1.85m (8'0" x 6'1")

UPVC double glazed window to front, textured ceiling, wood effect flooring.

BEDROOM THREE 2.78m x 2.37m (9'1" x 7'9")

UPVC double glazed window to front, textured ceiling, wood effect flooring.

BATHROOM

UPVC double glazed obscure glass window to side, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over, part tiled walls, wood effect flooring, textured ceiling, radiator.

EXTERNAL

FRONT

Driveway to side leading to garage with up and over door, plumbing for washing machine and space for tumble dryer.

REAR

Enclosed rear garden with decked area.

DIRECTIONS

From our office on High Street, Gorseinon proceed through the lights onto Alexandra Road, at the next set of lights at Loughor Cross turn right onto Frampton Road. Take the left hand turning onto Brynafon Road (by the Post office). Continue down the road passing the nursing home on the left hand side and the property will be found directly in front of you.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: EPC - D

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

