



Brynteg Road, Gorseinon, Swansea, SA4 4FJ
Asking Price £159,995

A recently renovated property with accommodation comprising: Entrance Hall, lounge, kitchen/breakfast room and cloakroom to ground floor. Three bedrooms and family bathroom to the first floor. Benefits include, uPVC double glazing, gas central heating. Freehold. No Chain.

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ENTRANCE

Obscure glass panel door into:

HALLWAY

Stairs to first floor, wood effect flooring, radiator, under stairs storage, doors off to:

UTILITY AREA 2.29m x 1.68m (7'6" x 5'6")

Wood effect flooring, plumbing awaiting to be fitted (see additional notes)

CLOAKROOM

Fitted with a two piece suite comprising low level WC and wash hand basin in vanity unit, wood effect flooring, radiator.

LOUNGE 7.66m x 3.61m (25'2" x 11'10")

UPVC double glazed window to front, two radiators, recess alcove for feature fire.

KITCHEN/ BREAKFAST ROOM 5.37m x 3.17m (17'7" x 10'5")

UPVC double glazed window to rear, uPVC double glazed french doors to rear, fitted with a range of wall and base units with work surface over, one and a half bowl stainless steel sink and drainer, electric oven with four ring gas hob and extractor fan over, wood effect flooring, radiator.

FIRST FLOOR LANDING

Access to loft, doors off to:

BEDROOM ONE 2.31m x 2.28m (7'7" x 7'6")

UPVC double glazed window to rear, radiator.

BEDROOM TWO 3.62m x 3.17m (11'11" x 10'5")

UPVC double glazed window to rear, radiator, cupboard housing boiler.

BEDROOM THREE 3.91m x 3.58m (12'10" x 11'9")

UPVC double glazed window to front, radiator.

BATHROOM

UPVC double glazed obscure glass window to front, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over and shower screen, part tiled walls, heated towel rail.

EXTERNAL

FRONT

Low maintenance paved area with gated side pedestrian access.

REAR

Fully enclosed rear garden laid to lawn with decked area and mature trees and shrubs.

N.B.

Utility area awaiting to be fitted by vendor, currently only electrics in.

DIRECTIONS

From our Gorseinon Office at the top of High Street, turn right at the traffic lights onto Pontardulais Road. Continue passed Gorseinon Junior School and turn left into Brynteg Road where the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: EPC - E

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

