



## 26 Heol Banc Y Felin, Bryngwyn Village, Gorseinon, Swansea, SA4 4QH

- DETACHED
- FOUR BEDROOMS
- LOUNGE
- SITTING ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- EN-SUITE
- FAMILY BATHROOM
- FREEHOLD

**£239,995**

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## ENTRANCE

Door into:

## HALLWAY

Stairs to first floor, radiator, doors off to:

## STUDY 2.22m x 2.02m (7'3" x 6'8")

UPVC double glazed window to front, radiator.

## CLOAKROOM

UPVC double glazed obscure glass window to side, fitted with a two piece suite comprising low level WC and pedestal wash hand basin, radiator, wood effect flooring.

## LOUNGE 5.06m x 3.90m (16'7" x 12'10")

UPVC double glazed window to front, two radiators.

## KITCHEN/ BREAKFAST ROOM 5.79m x 3.50m (19'0" x 11'6")

UPVC double glazed window to rear, uPVC double glazed french door 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, plumbed for dishwasher and washing machine, vinyl flooring, under stairs storage.

## SITTING ROOM 3.50m x 2.74m (11'6" x 9'0")

UPVC double glazed french door to rear, radiator.

## FIRST FLOOR LANDING

UPVC double glazed window to side, access to loft, airing cupboard, doors off to:

## BEDROOM ONE 2.63m x 2.26m (8'8" x 7'5")

UPVC double glazed window to rear, two built in wardrobes, radiator.

## BEDROOM TWO 5.44m x 4.38m (17'10" x 14'4")

UPVC double glazed window to front, radiator, walk through dressing area with sliding door wardrobes, door into:

## EN-SUITE

UPVC double glazed obscure glass window to front, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower, part tiled walls, tile effect flooring, radiator.

## BATHROOM

UPVC double glazed obscure glass window to rear, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath, part tiled walls, tile effect flooring.

## BEDROOM THREE 3.56m x 2.62m (11'8" x 8'7")

UPVC double glazed window to rear, radiator, built in wardrobes.

## BEDROOM FOUR 4.27m x 2.78m (14'0" x 9'1")

UPVC double glazed window to front, radiator, built in wardrobes.

## EXTERNAL

## FRONT

Low maintenance frontage with driveway to side leading to garage.

## REAR

Fully enclosed rear garden mainly laid to lawn with patio area.

## DIRECTIONS

From our office on High Street, Gorseinon turn left at the lights onto West Street, and first left onto Lime Street. Turn right onto Trinity Street and take the second left onto Bryngwyn Village. Take the first turning right, which in turn takes you onto Heol Banc Y Felin, where the property will be found at the end of road on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** EPC - C

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
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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.