



28 Glyn Rhosyn, Kingsbridge, Gorseinon, Swansea, SA4 6HX
Asking Price £147,500

We are delighted to offer to market this well presented three bedroom semi detached family home. Within stepping distance of Pontybrennin Welsh and English School, local amenities, bus routes and college and offered to the market with NO FORWARD CHAIN. The accommodation briefly comprises: Entrance hallway, family lounge/diner and fitted kitchen. To first floor there are three bedrooms, family bathroom and separate wc. Driveway to the front of the property providing off road parking. Pedestrian access leads to the enclosed garden laid to lawn with decked and paved patio sitting area and garden laid to lawn. Benefits include: Gas central heating and double glazing through out. Easy access road for commuters to the M4 motorway to Cardiff and West Wales.

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ENTRANCE

UPVC double glazed door into:

HALLWAY

UPVC double glazed window to side, coved ceiling, stairs to first floor, oak flooring, radiator, door into:

LOUNGE/ DINING ROOM 6.87m x 4.35m (22'6" x 14'3")

UPVC double glazed bay window to front, uPVC double glazed french doors to rear, coved ceiling, feature electric fire with stone hearth and surround, oak flooring, two radiators, door into:

KITCHEN 4.44m x 2.56m (14'7" x 8'5")

UPVC double glazed window to rear, uPVC double glazed 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, built in double oven and grill with four ring gas hob and extractor fan over, space for fridge, space for freezer, plumbing for washing machine, plumbing for dishwasher, breakfast bar, built in storage cupboard, walls tiled to splash back, tiled flooring.

FIRST FLOOR LANDING

UPVC double glazed window to side, loft access, built in storage cupboard housing hot water tank, doors off to:

WC

UPVC double glazed window to side, fitted low level WC, tiled walls, vinyl flooring.

BATHROOM

UPVC double glazed window to rear, fitted with a two piece suite comprising pedestal wash hand basin and bath with shower over, electric shaver point, tiled walls, vinyl flooring, radiator.

BEDROOM ONE 3.41m x 3.52m (11'2" x 11'7")

UPVC double glazed window to front, wood effect flooring, radiator.

BEDROOM TWO 3.41m x 2.79m (11'2" x 9'2")

UPVC double glazed window to rear, coved ceiling, built in wardrobe along one wall, radiator.

BEDROOM THREE 2.40m x 2.27m (7'10" x 7'5")

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

EXTERNAL

FRONT

Driveway parking, partially enclosed front garden with lawn area, gated side pedestrian access to rear garden and pathway to front door.

REAR

Mostly laid to lawn with patio area and decked area towards the rear currently housing two wooden storage sheds.

DIRECTIONS

From our Gorseinon office: At the traffic lights turn left onto West Street, take the second turning right into Dyffryn Road, continue to the end of the road and turn left on to Belgrave Road, take the first left into Glyn Rhosyn and the property can be found half way down the road on the right hand side denoted by our for sale board.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: EPC - E

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

