



Dawsons

estate agents



Beauchamp Walk, Gorseinon, Swansea, SA4 6AD

- TOWNHOUSE PROPERTY
- FITTED KITCHEN/DINER
- LOUNGE
- CLOAKROOM
- FOUR BEDROOMS
- EN-SUITE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



Asking Price £189,950

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

ENTRANCE

Glass panel door into:

HALLWAY

Stairs to first floor, ceramic floor tiles, under stairs storage cupboard, radiator.

KITCHEN/DINER 4.27m x 2.86m (14'0" x 9'5")

UPVC double glazed windows to front and side, ceramic floor tiles, fitted with a range of wall and base units with work surface over incorporating one and a half bowl stainless steel sink unit and drainer, integrated four ring gas hob with extractor over and built under electric oven, integrated fridge freezer and washing machine, wall mounted boiler, radiator.

LOUNGE 4.92m x 3.55m (16'2" x 11'8")

UPVC double glazed window and French doors to rear, two radiators, wood effect flooring.

CLOAKROOM 1.73m x 0.92m (5'8" x 3'0")

UPVC double glazed obscure glass window to front, fitted with a two piece suite comprising low level WC and corner wash hand basin with tiled splash back, ceramic floor tiles, radiator.

FIRST FLOOR LANDING

Wood effect flooring, airing cupboard, storage cupboard.

BATHROOM

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

BEDROOM ONE 3.86m x 2.86m (12'8" x 9'5")

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

BEDROOM TWO 4.02m x 2.86m (13'2" x 9'5")

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

BEDROOM THREE 2.30m x 2.01m (7'7" x 6'7")

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

SECOND FLOOR LANDING

Wood effect flooring.

MASTER BEDROOM 6.93m x 3.87m (22'9" x 12'8")

UPVC double glazed window to front, 'Velux' window to rear, wood effect flooring, storage cupboard, access to loft.

EN-SUITE 2.69m x 2.48m (8'10" x 8'2")

UPVC double glazed obscure glass window to rear, tile effect flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and step in shower cubicle, radiator.

EXTERNAL

FRONT

Low maintenance frontage with side driveway leading to rear garden.

REAR

Fully enclosed with chippings and mature trees.

DIRECTIONS

From our office on High Street, turn left onto West Street, at the mini roundabout turn right onto Loughor Road, at the second mini roundabout take the first turning left in 'Kingsbridge fields' Follow the road bearing left, passing the green and continue where the property where the property will be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: B

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

