



Dawsons

estate agents



19 Heol Islwyn, Gorseinon, Swansea, SA4 4LJ

- NO ONWARD CHAIN
- ALLOCATED PARKING BAY
- SPACIOUS KITCHEN
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- UPSTAIRS BATHROOM
- WELL PRESENTED THROUGHOUT



Asking Price £120,000

90 High Street, Gorseinon, Swansea, SA4 4BL
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ENTRANCE PORCH 1.43m x 0.97m (4'8" x 3'2")

Double glazed uPVC front door, double glazed window to side, door leading to:-

LOUNGE 4.33m x 4.25m (14'2" x 13'11")

Double glazed window to front, two radiators, stairs to first floor landing, door leading to:-

KITCHEN 4.26m x 3.55m (14'0" x 11'8")

Double glazed window to rear, radiator, fitted with a range of wall and base units with roll top work surface over incorporating stainless steel sink unit and drainer, tiled splash back, space for American style fridge freezer, space for cooker, double glazed door leading out onto the rear garden.

FIRST FLOOR LANDING

Loft access hatch, built in storage cupboard, doors to:-

MASTER BEDROOM 3.26m x 2.81m (10'8" x 9'3")

Double glazed window to front, radiator, built in wardrobe storage cupboard.

BEDROOM TWO 3.36m x 2.34m (11'0" x 7'8")

Double glazed window to rear, radiator.

BEDROOM THREE 2.47m x 1.84m (8'1" x 6'0")

Double glazed window to rear, radiator.

BATHROOM 2.34m x 1.69m (7'8" x 5'7")

Fitted with a three piece suite comprising panelled bath with shower over, low level WC and pedestal hand wash basin, vinyl flooring.

EXTERNAL

Enclosed rear garden with decked areas and low maintenance gravel areas.

Allocated Parking, Located along the street, a dedicated parking bay for residents of the property.

DIRECTIONS

From our Gorseinon Office at the top of High Street. Turn right onto Pontardulais Road. Take the turning left into Brynteg Road and continue to the top. At the Junction turn right into Pencaerwn Road. At the next Junction turn right onto Frampton Road. Take the second turning left into Heol Elfed and first turning right into Heol Islwyn. No 19 can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: C

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, 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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

