



Dawsons

estate agents



Pontardulais Road, Gorseinon, Swansea, SA4 4FE

- TRADITIONAL TOWN HOUSE
- GF:
- KITCHEN, DINING ROOM,
- CONSERVATORY & BATHROOM
- FF:
- CLOAKROOM & LOUNGE
- SF:
- THREE BEDROOMS
- EXTERNAL:
- FORECOURT
- ENCLOSED REAR GARDEN

Asking Price £130,000

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GROUND FLOOR ENTRANCE

UPVC double glazed door to front into:

HALLWAY

Stairs to first floor with under stairs storage area, radiator.

BATHROOM

UPVC double glazed window to rear, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over, radiator, tiled walls and flooring.

DINING ROOM 3.50M X 3.36M (11'6" X 11'0")

UPVC double glazed french doors to front. Archway to kitchen

KITCHEN 3.32m x 3.08m (10'11" x 10'1")

Fitted with a range of wall and base units with colour co-ordinated work surface over incorporating one and a half bowl sink unit and drainer with mixer tap, wall mounted gas combination boiler, space for cooker, plumbing for washing machine, tiled splash backs, uPVC double glazed window and door into:

CONSERVATORY 2.95m x 2.83m (9'8" x 9'3")

UPVC double glazed patio doors to rear.

FIRST FLOOR ENTRANCE

UPVC double glazed panel door into:

ENTRANCE PORCH

Door into:

HALLWAY

Stairs leading up to the second floor landing, stairs leading down to the ground floor hallway.

CLOAKROOM

UPVC double glazed window to rear, low level WC.

LOUNGE 'L' shape 6.98m x 3.53m ('L' shape 0.18m x 0.10m)

UPVC double glazed bay window to front, uPVC double glazed window to rear, two radiators.

SECOND FLOOR LANDING

Narrow staircase to loft room, uPVC double glazed window to rear.

BEDROOM ONE 3.08m x 3.23m (10'1" x 10'7")

UPVC double glazed window to rear, radiator.

BEDROOM TWO 3.70m x 2.85m (12'2" x 9'4")

UPVC double glazed bay window to front, radiator.

BEDROOM THREE 2.72m x 2.03m (8'11" x 6'8")

UPVC double glazed window to front, radiator.

EXTERNAL

FRONT

Steps lead up to first floor entrance door, steps down to ground floor entrance door, paved forecourt, side pedestrian access to:

REAR

Garden with paved patio, side pedestrian access to side lane, garage to rear.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: F

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.

