



Gorseinon Road, Penllergaer, Swansea, SA4 9AA

- NO FORWARD CHAIN
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- NEWLY REDECORATED
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- UPSTAIRS BATHROOM
- EXCELLENT TRANSPORT LINKS

Offers In The Region Of £109,995

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GROUND FLOOR

Entrance Hall 1.27m x 1.22m (4'2" x 4'0")

Double glazed uPVC front door opens into entrance hallway. Electric meter and fuse box, wood-effect flooring, glazed door leading to:

Lounge 4.81m x 4.55m (15'9" x 14'11")

Double glazed window to rear elevation, uPVC stairs to first floor landing, two radiators, door leading to kitchen, feature electric fireplace, TV and telephone connection points, wood-effect flooring, French doors leading to Dining Room.

Dining Room 3.48m x 2.86m (11'5" x 9'5")

Double glazed recessed window to front elevation, radiator, wood-effect flooring, central ceiling light.

Kitchen 5.87m x 2.71m (19'3" x 8'11")

Double glazed French doors to rear elevation, leading to rear garden, wall mounted vertical radiator, double glazed uPVC window to side elevation, range of wall and base units incorporating a roll-top work surface with tiled splash-back and featuring 1½ bowl sink and drainer unit with mixer tap, integrated electric oven, integrated 4-ring gas hob with wall mounted extractor over, integrated fridge freezer, space and plumbing for washing machine and space for tumble dryer. Tiled floor and partially tiled walls.

FIRST FLOOR

Landing

Loft access hatch with drop-down ladder, radiator, fitted carpet flooring. Doors to all rooms.

Bedroom 1 4.2m x 2.84m narrowing to 2.3m (13'9" x 9'4" narrowing to 7'7")

Double glazed window to front elevation, radiator, telephone connection point, wood-effect flooring.

Bedroom 2 3.03m narrowing to 2.52m x 2.83 (9'11" narrowing to 8'3" x 9'3")

Double glazed uPVC window to rear elevation, radiator, fitted carpet flooring.

Bedroom 3 3.27m x 2.22m (10'9" x 7'3")

Double glazed window to front elevation, radiator, TV connection point, telephone connection point, fitted carpet flooring.

Bathroom 3.42m x 2.69m (11'3" x 8'10")

Double glazed window to rear elevation, ceiling mounted extractor fan, built-in storage cupboard housing hot water tank and additional shelf storage, corner bath with telephone-style mixer tap, low level WC, hand wash basin with vanity unit and corner enclosed shower cubicle with wall mounted shower. Partially tiled walls and cushioned vinyl flooring.

EXTERNAL

Rear garden which is block paved with pebbled area, rear pedestrian access gate, wooden storage shed, water butt. The garden is enclosed by a wall and fence.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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.