



54 High Street, Grovesend, Swansea, SA4 4GT

- TRADITIONAL PROPERTY
- SEMI DETACHED
- LOUNGE
- KITCHEN
- SITTING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- UPVC DG & GCH
- FREEHOLD
- LARGE REAR GARDEN

Asking Price £159,995

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An opportunity to acquire this spacious family home set in the ever popular location of Grovesend. Comprises: Lounge, Kitchen, Sitting room to the ground floor.

Three good size bedrooms and bathroom to the first floor. Benefits include; large rear garden, gas central heating throughout, upvc dg, Early viewing is recommended to fully appreciate. Freehold. EPC-F

GROUND FLOOR

Entrance Hallway

Coved ceiling. Stairs to first floor. Radiator. Wood effect flooring.

Lounge 6.60m x 3.23m (21'8" x 10'7")

UPVC double glazed window to front. Coved ceiling. Wood effect flooring. Two radiators.

Kitchen 3.78m x 2.82m (12'5" x 9'3")

UPVC double glazed window to side. Fitted with a range of base and wall units incorporating a four ring ceramic hob with electric oven and extractor over. Integrated fridge/freezer, washer/driver and dishwasher. Under-stairs storage cupboard. Tile effect flooring. 1 ½ stainless steel sink and drainer. Part tiled walls. Radiator.

Sitting Room 4.75m x 4.45m (15'7" x 14'7")

UPVC double glazed french doors to rear. Wood effect flooring. Coved ceiling.

FIRST FLOOR

Landing

Access to loft with pull down ladder, part boarded. Airing cupboard housing boiler.

Bedroom 3 2.84m x 2.01m (9'4" x 6'7")

UPVC double glazed window to side. Coved ceiling. Radiator.

Bedroom 2 3.38m x 2.64m (11'1" x 8'8")

UPVC double glazed window to rear. Coved ceiling. Radiator.

Bedroom 1 4.57m x 3.17m (15'0" x 10'5")

Two uPVC double glazed windows to front. Coved ceiling. Radiator.

Bathroom

UPVC double glazed window to side. Fitted with a three piece suite comprising low level w.c., bath with shower over and sink in vanity unit. Fully tiled. Coved ceiling. Tile effect floor. Heated towel rail.

EXTERNAL

Front - Low maintenance frontage with a driveway leading to gated pedestrian access to the rear garden.

Rear - A stunning fully enclosed larger than average garden with patio area. A further raised seating area and children's play area. There a brick build outbuilding. A rear gate that leads to playing fields and having stunning countryside views.

DIRECTIONS

From our office on High Street, Gorseinon turn right at the lights onto Pontardulais Road, continue along this road and into Grovesend and Coalbrook Road. Which in turn leads onto High Street, the property will be found on the left hand denoted by our For Sale board.

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.