



Dawsons

estate agents



169 Frampton Road, Gorseinon, Swansea, SA4 4YG

- REFURBISHED END TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- DINING ROOM
- CLOAKROOM
- FAMILY BATHROOM
- DRIVEWAY TO THE SIDE
- UPVC D/G, GCH
- FREEHOLD



Asking Price £155,000

90 High Street, Gorseinon, Swansea, SA4 4BL
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ENTRANCE

Entered via UPVC door into:

PORCH

Glass panel door leading into:

HALLWAY 3.76m x 1.00m (12'4" x 3'3")

Coved ceiling. Radiator. Stairs to first floor.

SITTING ROOM 3.34m x 3.03m (10'11" x 9'11")

UPVC window to front. Radiator. Glass panel doors into

LOUNGE 3.76m x 3.61m into recess (12'4" x 11'10" into recess)

Coved ceiling. UPVC window to rear. Radiator. Two recesses housing wall lights. Door leading to:

SHOWER ROOM 1.85m x 0.96m (6'1" x 3'2")

UPVC obscure glass window to side. Low level WC. Pedestal wash hand basin with tiled splash back. Fully tiled shower cubicle. Wood effect flooring.

KITCHEN 3.61m x 2.77m max (11'10" x 9'1" max)

UPVC obscure glass panel door to side. UPVC window to side. Fitted with a range of base and wall units incorporating one and a half bowl stainless steel sink with drainer. Plumbed for washing machine. Integrated dishwasher. Four ring gas hob with extractor over. Single oven. Part tiled walls. Wood effect flooring. Archway to:

DINING ROOM/SUN ROOM 2.96m x 2.36m into recess (9'9" x 7'9" into recess)

UPVC French doors to rear. Two uPVC obscure glass windows to side. Wood effect flooring.

FIRST FLOOR LANDING

UPVC obscure glass window to side. Coved ceiling. Access to loft. Storage cupboard with radiator.

BEDROOM ONE 3.71m x 2.74m (12'2" x 9'0")

Coved ceiling. UPVC window to side. Radiator. Airing cupboard housing wall mounted boiler.

BEDROOM TWO 3.75m x 2.55m (12'4" x 8'4")

Coved ceiling. Radiator. UPVC window to rear.

BEDROOM THREE 4.02m x 2.95m (13'2" x 9'8")

Coved ceiling. UPVC window to front radiator. Radiator.

FAMILY BATHROOM 3.64m max x 1.87m (11'11" max x 6'2")

Coved ceiling. UPVC obscure glass window to front. Three-piece suite comprising low level WC, bath with

tiled splash back and pedestal wash hand basin with tiled splash back. Wood effect flooring.

EXTERNAL

Fully enclosed small paved garden with detached garage.

DIRECTIONS

From our office on High Street proceed through the lights onto Alexandra Road. Continue along this road until you reach the traffic lights at Loughor Cross. Turn right onto Frampton Road, proceed along this road passing the shops on the left hand side. No 169 can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

