



185 Frampton Road, Gorseinon, Swansea, SA4 4YG
Asking Price £129,995

A traditional semi detached family home close to local schools. Accommodation comprises: Hallway, Lounge, Kitchen/Breakfast Room, Pantry and Utility Room. To the first floor are two double bedrooms and one smaller bedroom and family bathroom. Benefits: majority uPVC double glazing, GCH. Fully enclosed larger than average garden. Freehold. EPC - F.

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ENTRANCE

Enter via double glazed door into:

HALLWAY

Coved ceiling, Stairs to first floor. Under stairs storage plus/ separate storage cupboard. Radiator, Tile effect flooring.

LOUNGE 3.45m x 2.96m max (11'4" x 9'9" max)

Coved ceiling. UPVC double glazed box bay window to front. Radiator. Tile effect flooring.

KITCHEN/BREAKFAST ROOM 5.24m max x 3.16m (17'2" max x 10'4")

KITCHEN

Ceiling spotlights. Window to side. Fitted with a range of base units incorporating four ring hob with single oven below, extractor fan over and stainless steel splash back. one and a half bowl stainless steel sink and drainer. Archway to utility. Door to:

PANTRY 1.92m x 1.03m (6'4" x 3'5")

Window to side. Wall mounted boiler. Wood effect flooring.

BREAKFAST AREA

Spotlights to ceiling. UPVC double glazed window to rear. Radiator. Wood effect flooring.

UTILITY 2.84m x 2.81m max (9'4" x 9'3" max)

UPVC double glazed windows to sides and rear. Fitted with a range of base units. UPVC double glazed door to rear. Radiator. Wood effect flooring. Plumbed for washing machine and dish washer.

FIRST FLOOR

LANDING

Coved ceiling. Access to loft..

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over and side screen. Part tiled walls. Wood effect flooring. Heated towel rail. Airing cupboard with shelving. UPVC double glazed window to rear.

BEDROOM ONE 3.50m x 3.33m (11'6" x 10'11")

UPVC double glazed window to front. Radiator.

BEDROOM TWO 3.48m x 3.34m max (11'5" x 10'11" max)

UPVC double glazed window to rear. Traditional fireplace with feature surround. Radiator.

BEDROOM THREE

UPVC double glazed window to front. Radiator.

EXTERNAL

FRONT

Side pedestrian access leading to gated rear garden.

REAR

Fully enclosed garden mainly laid to lawn. Enclosed raised decking area. Various brick built outbuildings providing storage including:

STORAGE BUILDING 3.63m x 2.60m (11'11" x 8'6")

Windows to front and rear. Range of base units.

WC

Brick built construction., Low level WC. Brick effect flooring.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: F

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

