



**118 West Street, Gorseinon, Swansea, SA4 4AG**

A traditional semi detached family home close to local schools. Accommodation comprises: Hallway, Lounge/ Dining Room, Kitchen and Sun Room. To the first floor are two double bedrooms offering feature fireplace and Family Shower Room. Benefits: majority uPVC double glazing, rear garden. Freehold. EPC - D

**Asking Price £129,995**

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## ENTRANCE

Enter via uPVC door into:

## HALLWAY

Textured and coved ceiling. Stained glass window to front. Radiator. Wood effect flooring. Under stairs storage cupboard.

## CLOAKROOM 1.34m x 1.19m (4'5" x 3'11")

Textured ceiling. UPVC window to side. Two piece suite comprising low level WC and wall mounted wash hand basin with tiled splash back. Wood effect flooring.

## LOUNGE/DINING ROOM

### LOUNGE 4.53m max into bay x 3.54m max (14'10" max into bay x 11'7" max)

UPVC double glazed bay window to front. Textured ceiling. Radiator. Fire with feature surround. Wood effect flooring. Archway to:

### DINING ROOM 3.92m x 3.54m (12'10" x 11'7")

Textured ceiling. Radiator. Wood effect flooring. Sliding door into sun room.

### KITCHEN 3.49m x 3.03m max (11'5" x 9'11" max)

Textured ceiling. Fitted with a range of base and wall units with complementary work surface incorporating stainless steel sink and drainer. Space for cooker. Plumbed for washing machine and slimline dishwasher. UPVC double glazed window to rear. Part tiled walls. Ceramic tiled flooring.

### SUN ROOM 3.50m x 2.32m (11'6" x 7'7")

UPVC double glazed window to rear. UPVC double glazed door to side. Ceramic tiled flooring. Poly-carbonate roof. Radiator.

## FIRST FLOOR

### LANDING

Loft access. Textured ceiling. Stained glass window to side. Radiator.

### BEDROOM ONE 4.80m x 4.32m into bay (15'9" x 14'2" into bay)

Textured ceiling. UPVC double glazed bay window to front. Further uPVC double glazed window to front. Built in storage cupboard. Feature fireplace. Radiator. Wood effect flooring.

### BEDROOM TWO 3.92m x 3.22m max (12'10" x 10'7" max)

Textured ceiling with coving. UPVC double glazed window to rear. Storage cupboard. Storage cupboard housing water tank. Feature fireplace. Radiator.

### SHOWER ROOM 2.90m max x 2.10m (9'6" max x 6'11")

Ceiling spotlights. 'Respatex' wall covering. Three piece suite comprising low level WC, pedestal wash hand basin and walk-in shower. Radiator. Heated towel rail. Non -slip flooring. UPVC double glazed window to rear.

## EXTERNAL

### FRONT

Low maintenance paved forecourt.

### REAR

Level garden laid to lawn.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

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



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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.