



Dawsons

estate agents



15 New Road, Grovesend, Gorseinon, Swansea, SA4 4WE

Three bedroom traditional semi detached property which has been extended. The accommodation comprises: Porch, Lounge, Kitchen/Breakfast room, Storage room, downstairs shower room and conservatory which takes full advantage of the garden views. The first floor landing gives access to the 3 bedrooms plus newly fitted family bathroom. Externally there is a side driveway providing parking for several vehicles and this leads to a single garage. Freehold. .EPC-D. NO CHAIN.



Asking Price £159,995

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

Entered via uPVC double glazed door into:

PORCH

Textured and coved ceiling. Glass panelled door into:

LOUNGE 6.64m max x 4.65m max (21'9" max x 15'3" max)

UPVC double glazed window to front. Three radiators. UPVC double glazed window looking into kitchen. Textured and coved ceiling.

KITCHEN/BREAKFAST ROOM 5.75m x 4.31m max L shaped (18'10" x 14'2" max Lshaped)

Fitted with a range of base and wall units incorporating a stainless steel sink and drainer. Plumbed for washing machine and dishwasher. Ceramic tiled flooring. Textured and coved ceiling. Breakfast bar. UPVC double glazed window to side. Under stairs storage. UPVC double glazed French doors leading to:

CONSERVATORY 3.14m x 3.04m (10'4" x 10'0")

UPVC double glazed construction with uPVC double glazed sliding door to rear. Tile effect flooring. Radiator.

STORAGE ROOM

Currently housing a freezer and shelving.

SHOWER ROOM

UPVC double glazed window to rear. Three piece suite comprising shower, low level WC and pedestal wash hand basin. Part tiled walls. Ceramic tiled flooring.

FIRST FLOOR

LANDING

Textured and coved ceiling. Access to loft which is boarded and has power and light.

BEDROOM ONE 4.77m x 3.15m (15'8" x 10'4")

Two uPVC double glazed windows to front. Radiator. Textured and coved ceiling.

BEDROOM TWO 3.48m x 2.73m (11'5" x 8'11")

UPVC double glazed window to side. Radiator. Textured and coved ceiling. Storage cupboard.

BEDROOM THREE 2.74m x 2.20m (9'0" x 7'3")

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

BATHROOM

UPVC double glazed window to rear. Three piece suite comprising bath with shower and screen over, low level WC and pedestal wash hand basin. Fully tiled.

EXTERNAL

FRONT

Access to a side driveway.

REAR

Fully enclosed garden with small patio area and lawned area. Driveway leading to a single detached garage. Countryside views.

DIRECTIONS

From the traffic lights in the centre of Gorseinon follow Pontardulais Road, past Penyrheol Comprehensive School and Leisure Centre and into the village of Grovesend. New Road is the second turning right once into the village, and No.15 is on the left-hand side.

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

