



**22 Brighton Road, Gorseinon, Swansea, SA4 4BN**

A traditional mid terrace property, set in the heart of Gorseinon, with excellent access to all local amenities. The accommodation comprises: two reception rooms, fitted kitchen and family bathroom to ground floor and three bedrooms and separate wc to first floor. Benefits include uPVC D/G, GCH and a larger than average rear garden with the potential of creating additional off road parking via lane. This property is an ideal for investment or first time buyers wishing to get on the property ladder. Two parking permits to front. Freehold. EPC-E

**Asking Price £110,000**

90 High Street, Gorseinon, Swansea, SA4 4BL  
T: 01792 896 868 | F: 01792 898 188  
go@dawsonsproperty.co.uk





### ENTRANCE

Entered via uPVC double glazed glass panel door into:

### PORCH

Glass panel wooden door into:

### HALLWAY

Radiator. Wood effect flooring. Stairs to first floor. Door to:

### RECEPTION ROOM ONE 6.46m x 3.58m (21'2" x 11'9")

UPVC double glazed windows to front and rear. Two radiators. Coved ceiling. Wood effect flooring. Feature fireplace.

### RECEPTION ROOM TWO 3.97m x 3.05m (13'0" x 10'0")

UPVC double glazed window to side. Storage cupboard. Feature fireplace with back boiler.

### KITCHEN 3.49 x 2.62 (11'5" x 8'7")

UPVC double glazed window to side. UPVC double glazed door to side. Fitted with a range of base and wall units incorporating stainless steel sink and drainer. UPVC door to side. Radiator. Gas cooker point. Plumbing for washing machine.

### BATHROOM

UPVC double glazed window to rear. Radiator. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Vinyl flooring. 'Respatex' walls.

### FIRST FLOOR

### LANDING

Access to loft. Doors off to:

### BEDROOM ONE 4.64m max x 2.98m (15'3" max x 9'9")

Two uPVC double glazed windows to front. Wood effect flooring. Radiator.

### BEDROOM TWO 3.48m x 2.83m max (11'5" x 9'3" max)

UPVC double glazed window to rear. Radiator.

### BEDROOM THREE 3.05m x 2.95m (10'0" x 9'8")

UPVC double glazed window to rear. Tile effect wood flooring. Radiator.

### WC

UPVC double glazed obscure glass window to side. Low level WC. Wash hand basin. Vinyl flooring.

### EXTERNAL

### FRONT

There are two residents' permit parking spaces to the front of the property.

### REAR

Large enclosed garden with stone chippings, paved patio area and decorative seating area with shrubs and trees. Potential for a rear access providing additional parking for several vehicles.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** E

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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.