



Dawsons

estate agents



9 Tirmynydd, Gorseinon, Swansea, SA4 4UN

- THREE BEDROOMS
- CUL DE SAC LOCATION
- SIDE ACCESS
- LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL AMENITIES
- EPC-D



Asking Price £149,950

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

Entered via uPVC double glazed glass panel door into:

HALLWAY

Radiator.

KITCHEN/DINER 5.49m x 3.45m (18'0" x 11'4")

KITCHEN

UPVC double glazed window to rear. Fitted with a range of base and wall units with complementary work surface incorporating stainless steel sink and drainer. Integrated electric oven and hob with extractor over. Storage cupboard.

DINING AREA

Ceiling spotlights. UPVC double glazed doors to rear. Radiator.

LOUNGE 4.60m x 3.53m (15'1" x 11'7")

UPVC double glazed window to front. Radiator.

FIRST FLOOR

LANDING

Loft access. Doors off to:

BEDROOM ONE 4.60m x 3.20m max (15'1" x 10'6" max)

UPVC double glazed window to front. Radiator.

BEDROOM TWO 3.64m x 2.22m (11'11" x 7'3")

UPVC double glazed window to front. Radiator.

BEDROOM THREE 3.52m x 3.48m max (11'7" x 11'5" max)

UPVC double glazed window to rear. Radiator.

BATHROOM 2.77m x 1.68m (9'1" x 5'6")

UPVC double glazed window to rear. Ceiling spotlights. Heated towel rail. Tile effect flooring. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with screen and shower over. Ceramic wall tiles.

EXTERNAL

FRONT

Double driveway.

REAR

Low maintenance garden with patio area, stone chippings and side access.

DIRECTIONS

From our office on High Street, turn left at the lights onto West Street and the first turning right onto Park Road. Take the next turning left onto Tirmynydd where No 9 can be found 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.

