



Dawsons

estate agents



17 Megan Close, Gorseinon, Swansea, SA4 4PS

We are pleased to offer for sale this modern end link property. Conveniently located to take advantage of local schools and amenities in the area. The accommodation comprises: Entrance hallway, lounge, kitchen/diner to ground floor. Two bedrooms to first floor and family bathroom. The property benefits from uPVC double glazing and gas central heating. Low maintenance frontage and driveway parking. Enclosed low maintenance rear garden with paved patio. Freehold. EPC-D



Asking Price £129,995

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

Enter via composite front door into:

ENATRANCE HALLWAY 1.22m x 0.98m (4'0" x 3'3")

Alarm control panel, storage space for coats and shoes, fitted carpet, archway to:

LOUNGE 4.23m x 4.03m (13'11" x 13'3")

UPVC double glazed window to front, radiator, feature electric fire with tiled hearth and wooden mantle, stairs to first floor landing with built in under stairs storage cupboard, fitted carpet, door to:

KITCHEN/DINER 4.23m x 2.48m (13'11" x 8'2")

UPVC double glazed window to rear, uPVC double glazed French doors leading out onto the rear garden, radiator, fitted with a range of wall and base units with complementary work surface over incorporating inset sink and drainer unit with mixer tap, tiled splash back, integrated electric oven and four ring gas hob with extractor hood over, space and plumbing for washing machine, space for fridge, wood effect flooring.

FIRST FLOOR LANDING

Loft access hatch, fitted carpet, doors to:

BEDROOM ONE 3.47m x 3.17m (11'5" x 10'5")

UPVC Double glazed window to front, radiator, built in storage cupboard, additional fitted wardrobes along one wall, fitted carpet.

BEDROOM TWO 3.07m x 2.41m (10'1" x 7'11")

UPVC double glazed window to rear, radiator, fitted carpet.

BATHROOM 2.03m x 1.70m (6'8" x 5'7")

UPVC double glazed window to rear, radiator, three piece suite comprising panelled bath with electric shower over, low level WC and wash hand basin with vanity unit below, vinyl flooring, 'Respatex' style wall panelling.

EXTERNAL

FRONT

Driveway parking for two vehicles, brick built storage shed, gated side pedestrian access to:

REAR

Block paved garden fully enclosed by wall and fence.

DIRECTIONS

From our office on High Street continue down the road and at the traffic lights by the Cockle shell, turn left, proceed along the road passing Asda on the left hand side onto Heol Y Mynydd. Take the next turning left onto Ffordd Eira and first right onto Howards Way. Next right onto Megan Close, where the property will be found towards the end of the cul de sac.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

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

