



Dawsons

estate agents



51 Princess Street, Gorseinon, Swansea, SA4 4FT

An opportunity to purchase this delightful detached three bedroom house set in a popular location. Close to local schools and amenities. Versatile accommodation comprises: large reception room, fitted kitchen, bathroom and three bedrooms. Benefits include: GCH, uPVC double glazing, driveway and single garage. Viewing is highly recommended to fully appreciate this ideal family home in need of some updating. Freehold. EPC-D



Asking Price £195,000

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

ENTRANCE

Enter via uPVC double glazed door to front into:

HALLWAY

Coved and textured ceiling. Radiator. Storage cupboard. Doors into:

LOUNGE/DINER 6.77m x 4.14m (22'3" x 13'7")

LOUNGE

Coved and textured ceiling. UPVC double glazed window to front. Electric fireplace.

DINER

Dual aspect uPVC double glazed windows to side and rear. Coved and textured ceiling. Radiator. Door into:

KITCHEN 3.63m x 2.60m max (11'11" x 8'6" max)

Textured ceiling. Fitted with a range of base and wall units with complementary work surfaces over incorporating one and a half bowl sink unit and drainer. Integrated oven with four ring electric hob and extractor over. Tile effect flooring. Partially tiled walls. Plumbed for washing machine. Integrated dishwasher, UPVC double glazed window to rear, UPVC door to rear leading out onto the rear garden.

FIRST FLOOR

LANDING

Loft access. UPVC double glazed obscure glass window to side. Doors into:

BATHROOM

Fully tiled walls. UPVC double glazed window to rear. Vinyl flooring. Radiator. Three piece suite comprising pedestal wash hand basin, low level WC and panelled bath. Airing cupboard housing central heating boiler.

BEDROOM ONE 3.73m x 3.53m (12'3" x 11'7")

UPVC double glazed window to front. Coved ceiling. Radiator.

BEDROOM TWO 3.74m x 3.15m (12'3" x 10'4")

Coved ceiling. Radiator. UPVC double glazed window to rear.

BEDROOM THREE 2.58m x 2.02m (8'6" x 6'8")

UPVC double glazed window to front. Radiator. Coved ceiling.

EXTERNAL

FRONT

Paved path leading to front door. Garden planted with a range of mature shrubs. Driveway leading to detached single garage.

REAR

Small lawned area bordered with a range of mature shrubs. Brick built outbuilding used for storage. UPVC pedestrian door into garage.

DIRECTIONS

From our office on High Street, Gorseinon continue straight ahead at the lights onto Alexandra Road. At the top of the hill take the first turning right onto Princess Street. Continue along this road over the mini roundabout and the property will be found shortly afterwards on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

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.

