

NEW PRICE



**48 Lllys Gwyn Faen,
Gorseinon SA4 4JG**

Offers in the region of £159,950

No Upward Chain

Modern 2 Bed Detached Bungalow

Good Size Plot With Large Front Garden

Off-Road Parking & Garage

Double-Glazing & Gas Central Heating

JZ/DT/70933/020819

DESCRIPTION

Tucked away in a quiet cul-de-sac in Gorseinon is this modern detached bungalow, which sits on a very good size plot with a large front/side garden and ample off-road parking space and having the potential to extend, subject to planning permission.

As well as the front garden, there is an enclosed garden to the rear, with a paved patio and access to the Garage. Other benefits include double-glazing, gas central heating and easy access to nearby amenities, including a supermarket and both primary and comprehensive schools.

We would highly recommend viewing this property which is offered with no upward chain and in our opinion would be suitable for a range of potential purchasers, including those looking for a quiet retirement property.

EER: D58

ENTRANCE PORCH

Double glazed door to front, radiator, door to:

HALLWAY

Door to:

KITCHEN

8'1 x 7'8 (2.46m x 2.34m)
Double glazed window to front, tiled flooring. Fitted with a range of wall and base units with worktops over, stainless steel sink with drainer unit, fitted electric oven with 4 ring gas hob and extractor hood, tiled splash-back, wall mounted Baxi boiler, space for fridge, space for washing machine. Wall mounted alarm panel which can be remotely operated.

LOUNGE

16'9 x 9'9 (5.11m x 2.97m)
Double glazed french doors and double glazed window to rear, 2 radiators, electric fire set on tiled hearth and inset with wood surround, TV and telephone point, coved ceiling, door to:

INNER HALLWAY

Door to airing cupboard, loft hatch, door to:

BEDROOM ONE

11'0 x 9'8 (3.35m x 2.95m)
Double glazed window to rear, radiator, TV point.

BEDROOM TWO

8'4 x 7'11 (2.54m x 2.41m)
Double glazed window to front, radiator.

SHOWER ROOM

Double glazed window to front, vinyl flooring, WC, wash hand basin, walk-in shower, tiled walls, radiator, extractor fan.

EXTERNALLY & GARAGE

The property is situated on a very good sized plot with a large front garden and ample off road parking space provided by a driveway and a **GARAGE** with electric powered up and over door and access in from the rear garden. The rear garden is enclosed and laid to paved patio and gravelled areas.

SERVICES

We are advised that mains gas electricity water and drainage are connected.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail
gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisGors or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

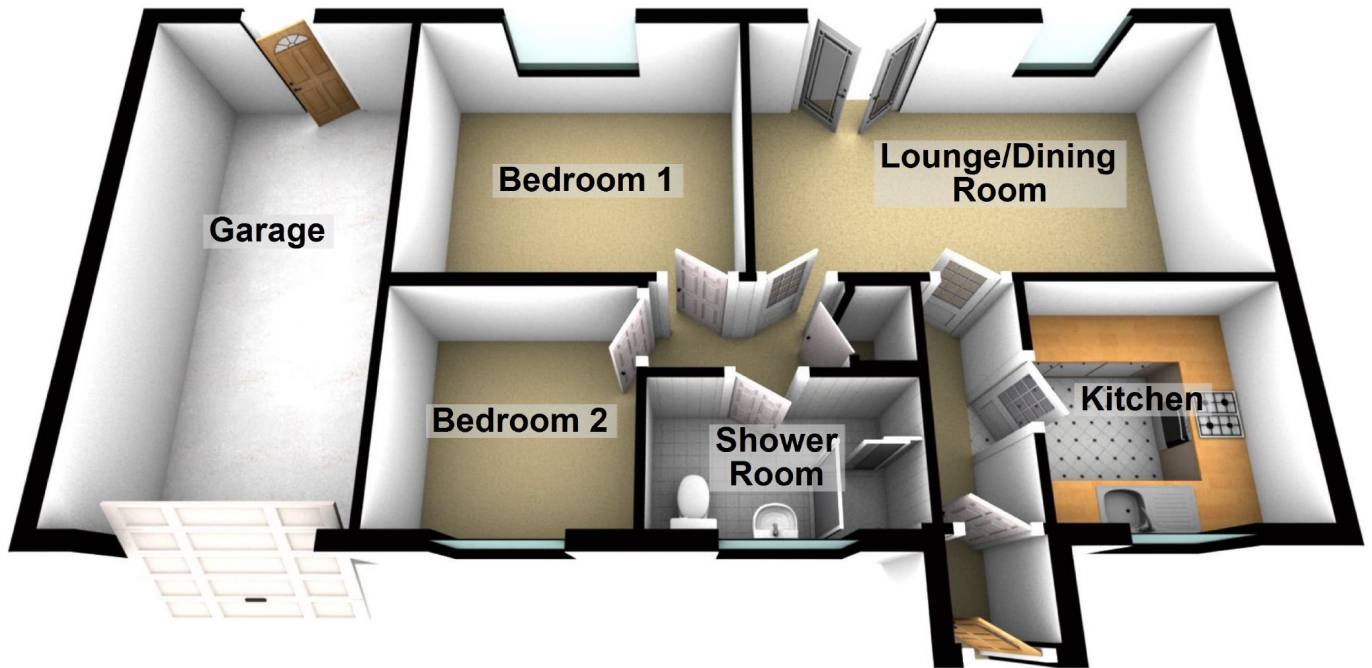
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office on Lime Street proceed to the traffic lights taking a left onto Alexandra Road, continue along and at the next set of traffic lights take a right onto Frampton Road, continue along taking the third left into Brynafon Road continue along taking the second left into Pleasant Close and at the T junction turn left, follow the road along and the property will be located on the left-hand side.

Ground Floor



For illustration purposes not to scale.
Plan produced using PlanUp.



John Francis