



EPC

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FLOOR PLAN

AREA MAP



GENERAL INFORMATION

A fantastic opportunity to acquire this Three bedroom detached family home situated in the very popular residential area of Garden Village, Gorseinon. Conveniently located for all local transport links and amenities including the M4, Pontybrein Welsh and English Schools, Ysgol Gyfun Gwyr plus the newly created cycle/walking path linking Kingsbridge with Gowerton which will be perfect for linking summer cycles to the coastal village of Mumbles. The property is set over two floors, with the ground floor comprising: entrance porch, hallway, front facing bay windowed sitting room, good size lounge/dining room, Cloakroom and modern recently fitted kitchen/breakfast room. Off the first floor landing there are 3 bedrooms and a shower room. The property benefits from having uPVC double glazing and gas central heating. Externally the property has front and side access and fully enclosed rear garden mainly laid to lawn. Viewing comes highly recommended to appreciate this family home.

FULL DESCRIPTION

Ground Floor

Entrance Porch

The property is entered via a uPVC double glazed entrance door with windows to the front and the side. uPVC double glazed door with obscure glass panel leads through to the ...

Hallway

Plain plastered ceiling and coving. Dado rail. Laminate flooring. Carpeted stair case to the right leads up to the first floor landing. Door lead off to the front facing Sitting Room, Lounge/Dining Room, Kitchen/Breakfast Room and Cloakroom.

Sitting Room
12'9" x 11'8" into alcove (3.90 x 3.58 into alcove)
uPVC double glazed bay window to the front. Textured ceiling and coving. Radiator. Feature focal fireplace with alcoves to either side and wall light points. Laminate flooring.

Lounge/Dining Room
22'6" x 11'7" (6.86 x 3.54)
uPVC double glazed French doors lead out to the rear garden with glass side panels. Textured ceiling and coving. Feature fireplace with inset electric fire. Laminate flooring. Radiator.



Kitchen/Breakfast Room
17'1" x 5'11" (5.22 x 1.82)
Recently fitted with an arrange of matching wall and base units together with pull out drawers and complementary work surfaces over. Inset sink, inset touch screen 'Zanussi' hob with 'Zanussi' chrome chimney style extractor fan above. Built in eye level 'Zanussi' microwave, oven and separate grill. Integrated fridge/freezer. Integrated dishwasher and machine machine. Cupboard housing 'Baxi' gas central heating boiler. Plain plastered ceiling and coving with spot lights. Tiled splash back. Radiator. Tiled floor. uPVC double glazed window to the side and the rear.

Cloakroom
Two piece white suite comprising closed coupled WC, corner wall fitted wash hand basin. Plain plastered sloping ceiling. Tiled walls. Tiled floor. uPVC double glazed obscure window to the side.

First Floor
Landing
uPVC double glazed obscure window to the side. Plain plastered ceiling. Loft access. Spindled banister. Fitted carpet. From this area access is provided to the 3 bedrooms and shower room.

Bedroom 1
10'11" x 10'10" (3.35 x 3.32)
uPVC double glazed window to the rear. Textured ceiling and coving. Radiator. Fitted carpet.

Bedroom 2
11'8" x 11'5" (3.58 x 3.48)
uPVC double glazed window to the front. Textured ceiling and coving. Radiator. Fitted carpet.

Bedroom 3
7'7" x 6'10" (2.32 x 2.10)
uPVC double glazed window to the front. Textured ceiling and coving. Radiator. Fitted carpet.

Shower Room
7'3" x 5'10" (2.22 x 1.79)
Suite comprising wash hand basin sent on a unit with enclosed WC, toiletry cupboards and drawers. Step in corner shower cubicle with rainfall head shower and slide open doors. Plain plastered ceiling and coving. Tiled walls with a decorative border. Tiled floor. Chrome ladder style towel warmer. uPVC double glazed obscure window to the rear.

External
Front
Low wall front with gate leading to a courtyard. Pedestrian gate leads through to the rear.
Rear
Fully enclosed garden with paved sitting areas, lawn, raised flower borders and shed which benefits from having power.

