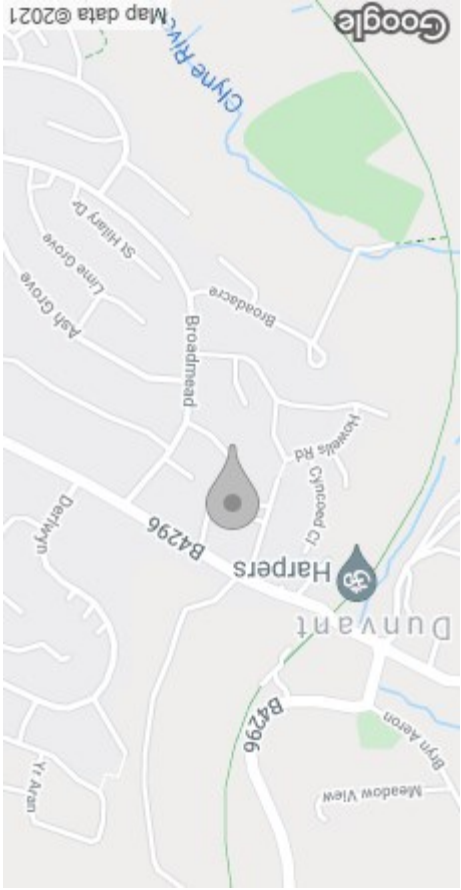


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



9 Y Gorlan
 Dunvant, Swansea, SA2 7RH
£245,000



GENERAL INFORMATION

A fantastic four bedroom dormer semi detached property set in the popular village of Dunvant, within easy access of local amenities including shops, bars, medical centre and well thought of primary schools as well as Olchfa comprehensive school. The property briefly comprises: entrance hallway, lounge open to kitchen/diner, snug/second reception room and bathroom to the ground floor. To the first floor are four bedrooms, master with en-suite shower room. Externally there is enclosed south facing rear garden with decking and storage shed and to the front, driveway parking with a low maintenance garden. Early viewing is highly recommended to fully appreciate what this property has to offer. EPC - C

FULL DESCRIPTION

Ground Floor

Hallway

19'1" x 5'4" (5.84 x 1.64)

The property is entered via a uPVC double glazed glass panel door. UPVC double glazed window to the front. Stairs leading up to the first floor landing with under stairs storage cupboard below. Radiator. Tiled flooring. Wood panelled walls.

Bathroom

8'10" x 8'8" (2.71 x 2.65)

Four piece suite comprising low level WC, pedestal wash hand basin and step in shower cubicle. Cupboard housing the boiler. School style radiator. Part tiled walls. Ceiling spotlights. UPVC double glazed obscure glass window to the front.

Reception Room

11'4" x 8'10" (3.47 x 2.71)

UPVC double glazed patio doors to the rear. Radiator. This room is ideal for use as a television room, snug, office or playroom.

Lounge

14'10" x 10'2" (4.53 x 3.11)

UPVC double glazed window to the front. Feature fireplace with an ornate metal surround and marble hearth housing a coal effect fire. Radiator. Wood effect flooring. Open through to:



Dining Area

14'3" x 7'4" (4.35 x 2.26)

UPVC double glazed patio doors leading out onto the rear garden. Two radiators. Two pendant ceiling lights. Tiled flooring. Open through to:

Kitchen

14'1" x 8'3" (4.30 x 2.54)

Fitted with a range of wall, base and drawer units with complementary work surface incorporating one and a half bowl sink unit with drainer and mixer tap. Range style cooker with four ring gas hob and warming plate, tiled splashback and extractor fan over. Integrated fridge freezer and dishwasher. Radiator. Space for a breakfast bar. Tiled flooring. Ceiling spotlights. UPVC double glazed window to the rear. UPVC double glazed door to the rear.

First Floor

Landing

Loft access hatch. Doors to all bedrooms.

Master Bedroom

12'10" x 8'10" (3.92 x 2.70)

UPVC double glazed window to the rear with panoramic countryside views. Radiator. Doors to storage cupboards/ wardrobe. Pendant ceiling light. Steps down to:

Ensuite Shower Room

8'11" x 4'8" (2.73 x 1.43)

Three piece suite comprising low level WC, pedestal wash hand basin and step in shower cubicle. Heated towel rail. Radiator. Partly tiled walls. Vinyl flooring. 'Velux' window to the front.

Bedroom Two

16'1" x 9'10" (4.92 x 3.01)

UPVC double glazed window to the front. Radiator.

Bedroom Three

11'9" x 8'0" (3.60 x 2.44)

UPVC double glazed window to the rear with panoramic countryside views. Radiator. Door into storage cupboard.

Bedroom Four

7'10" x 8'9" (2.40 x 2.68)

UPVC double glazed window to the rear providing far reaching countryside views. Radiator.

Externally

Front

A low maintenance garden laid with stone chippings and a driveway providing parking for two vehicles.

Rear

A decked patio sitting area and steps down to a lawned south facing garden. Block built storage shed.

