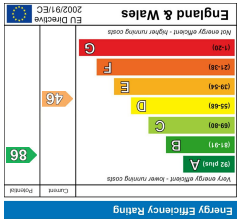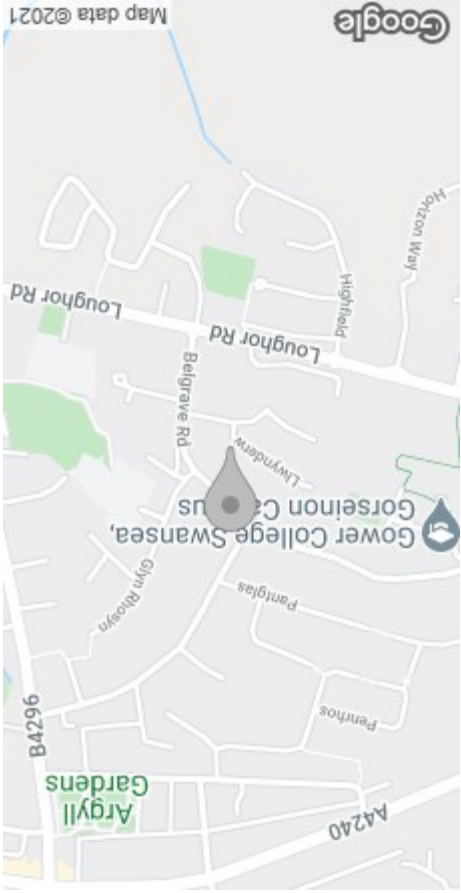These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.
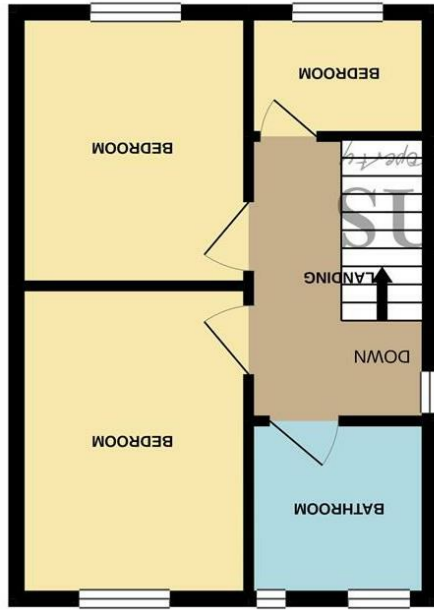
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
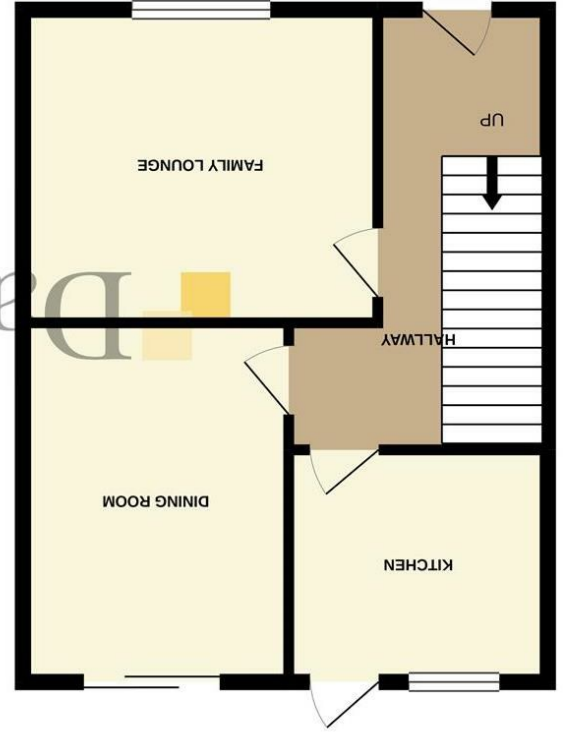Made with Metropix ©2021

EPC

Energy Efficiency Rating

England & Wales — EU Directive 2002/91/EC

AREA MAP

Google — Map data ©2021

FLOOR PLAN

GROUND FLOOR

- KITCHEN
- DINING ROOM
- HALLWAY
- FAMILY LOUNGE
- UP

1ST FLOOR

- BATHROOM
- BEDROOM
- BEDROOM
- BEDROOM
- LANDING
- DOWN

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GENERAL INFORMATION

MOVE STRAIGHT IN! Only a detailed internal inspection will reveal the quality and great appeal of those looking for a superb property which has been improved and enhanced over the years by the current owners to provide a truly tempting proposal for those seeking an extremely comfortable residence. Forming part of a popular cul de sac location within Gorseinon, the property available benefits from an excellent level of roadside appeal, suitable for the needs and requirements of the most discerning of applicants. Set back from the road boasting a good sized driveway leading to a single, detached garage and a beautifully tended garden. Join me as you enter the property into the hallway. From here access is given to the light and airy family lounge, dining room which provides access to the rear garden via sliding doors, modern, fitted, white gloss kitchen and under stair storage. The first floor landing invites you to the three bedrooms and a modern four-piece suite family bathroom. The rear enclosed garden has been thoughtfully planned for al fresco dining, entertaining and for ease of mind. Freehold. EPC-TBC

FULL DESCRIPTION

Ground Floor
Enter via uPVC double glazed door into:

Hallway
Stairs to first floor landing. Radiator. Wood effect flooring. built in stair storage shelves. Access to under stair storage. Doors providing access to the kitchen, family lounge and dining room.
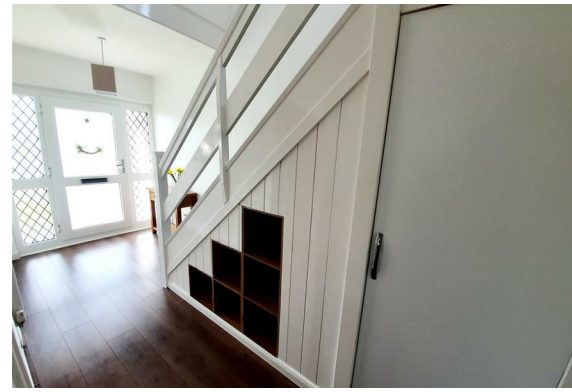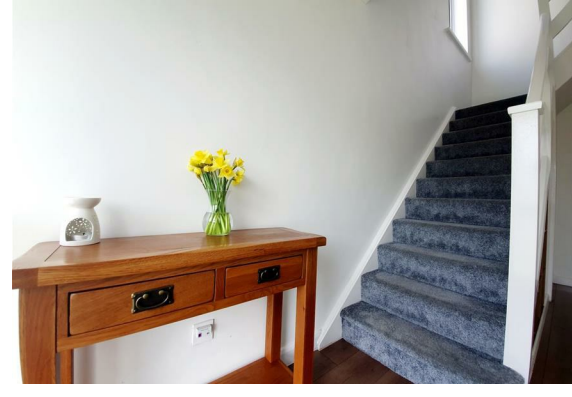
Family Lounge
13'5"ax x 13'3" (4.10max x 4.06)
UPVC double glazed window to front. Radiator. Wood effect flooring.

Dining Room
13'11" x 10'4" (4.25 x 3.16)
Radiator. UPVC double glazed sliding doors providing access to the rear garden. Wood effect flooring.

Kitchen
10'5"ax x 9'9"ax (3.20max x 2.98max)
Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over and decorative upstand flowing into a splash back. Inset one and a half stainless steel bowl sink and drainer with swan neck mixer tap over. Inset 5 ring 'Lamona' gas hob with built under 'Indesit' oven and grill and chimney hood extractor over. Plumbed for a washing machine. Space for a freestanding fridge freezer. UPVC double glazed door providing access to the rear garden. UPVC double glazed window to the rear. Wood effect flooring.

First Floor

Landing
Loft access.(Boiler is housed in the attic and is serviced annually, vendor advised) Doors providing access to the three bedrooms and a good sized bathroom. UPVC double glazed obscure window to side Fitted carpet.

Bedroom One
13'11" x 10'11" (4.26 x 3.34)
UPVC double glazed window to rear. Radiator. Fitted carpet. Wardrobes.

Bedroom Two
13'3"x 11'2"ax (4.06x 3.42max)
UPVC double glazed window to front. Radiator. Fitted carpet.

Bedroom Three
9'0" x 7'4" (2.75 x 2.25)
UPVC double glazed window to front. Radiator. Fitted carpet.

Bathroom
9'10"ax x 9'2"ax (3.02max x 2.80max)
Four-piece suite comprising WC, large decorative wash hand basin with shelving storage under and mixer tap over, freestanding bath tub with mixer tab and enclosed step in shower cubicle with rainfall showerhead over. Storage cupboard. Fully tiled walls. Two UPVC double glazed obscure windows to rear.

External

Front
The property is approached via a driveway to house several vehicles with a parallel lawned area. The driveway leads to the detached, single garage and side access is given to the rear garcden.

Rear
The rear garden offers a mixture of lawned area, decked area and paved patio area and is enclosed.