



4 Ffordd Yr Afon, Gorseinon, Swansea, SA4 4QA

£215,000

A well presented and maintained spacious three double bedroom family home located on a popular development in the heart of Gorseinon.

The accommodation set over three floors comprises; hall, cloakroom, kitchen, lounge/dining room and conservatory to the ground floor, the first floor has two double bedrooms and family bathroom, to the second floor is the master bedroom with en-suite and dressing room/nursery. Externally to the front is a fenced gravelled area and to the rear an enclosed garden with gravelled, patio and lawned areas. There is rear access that leads to the garage and parking space. EPC Rating: C.

The Accommodation Comprises

Ground Floor

Entrance

Via front door with glazed panel to hallway.

Hall

Staircase to the first floor, laminate flooring, radiator.

WC

A two piece suite comprising low level w/c and wash hand basin. Frosted double glazed window to the front, laminate flooring, radiator.

Kitchen 11'1" x 8'2" (3.37m x 2.48m)



Fitted with a range of wall and base units with worktop over, inset one and half bowl stainless steel sink with mixer tap and drainer. Integrated electric oven and four burner gas hob with stainless steel splashback and chimney style cooker hood, plumbed for washing machine. Double glazed window to the front, laminate flooring, radiator.

Lounge/Dining Room 13'8" x 16'3" (4.17m x 4.96m)



Double glazed window and French doors to the conservatory, understairs storage cupboard, radiator.

Conservatory



Double glazed windows to three sides, double doors leading to the garden, laminate flooring.

First Floor

Landing

Airing cupboard housing hot water tank, staircase to the second floor, radiator.

Bedroom 2 8'10" x 16'3" (2.69m x 4.96m)



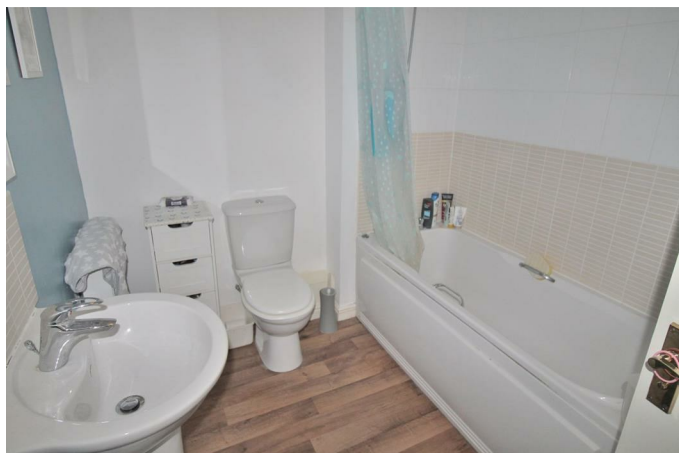
Two double glazed windows to the front, radiator.

Bedroom 3 8'8" x 16'3" (2.63m x 4.96m)



Two double glazed windows to the rear, two radiators.

Family Bathroom



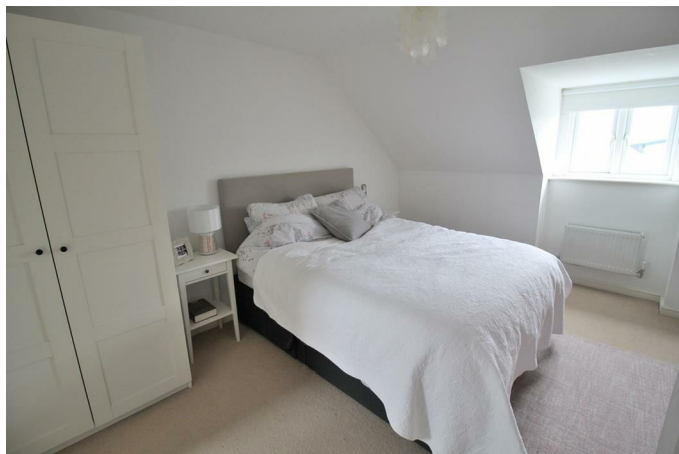
Fitted with a white three piece suite comprising; low level w/c, pedestal wash hand basin and panelled bath with shower over. Laminate flooring, radiator.

Second Floor

Landing

Radiator.

Master Bedroom 13'10" x 16'3" (4.21m x 4.96m)



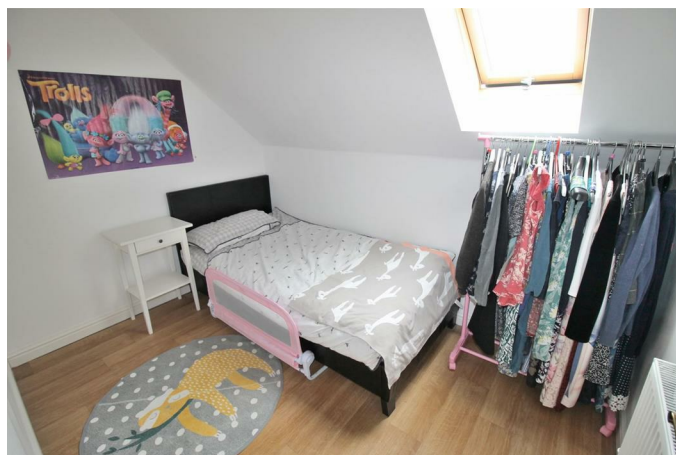
Double glazed window to the front, radiator.

En-suite



A three piece suite comprising; shower cubicle, low level w/c and pedestal wash hand basin. Frosted double glazed window to the rear, laminate flooring, radiator.

Dressing Room/Nursery 7'0" x 10'2" (2.14m x 3.11m)



Double glazed window to the rear, laminate flooring, radiator.

External

Front Garden

Fenced gravelled area.

Rear Garden

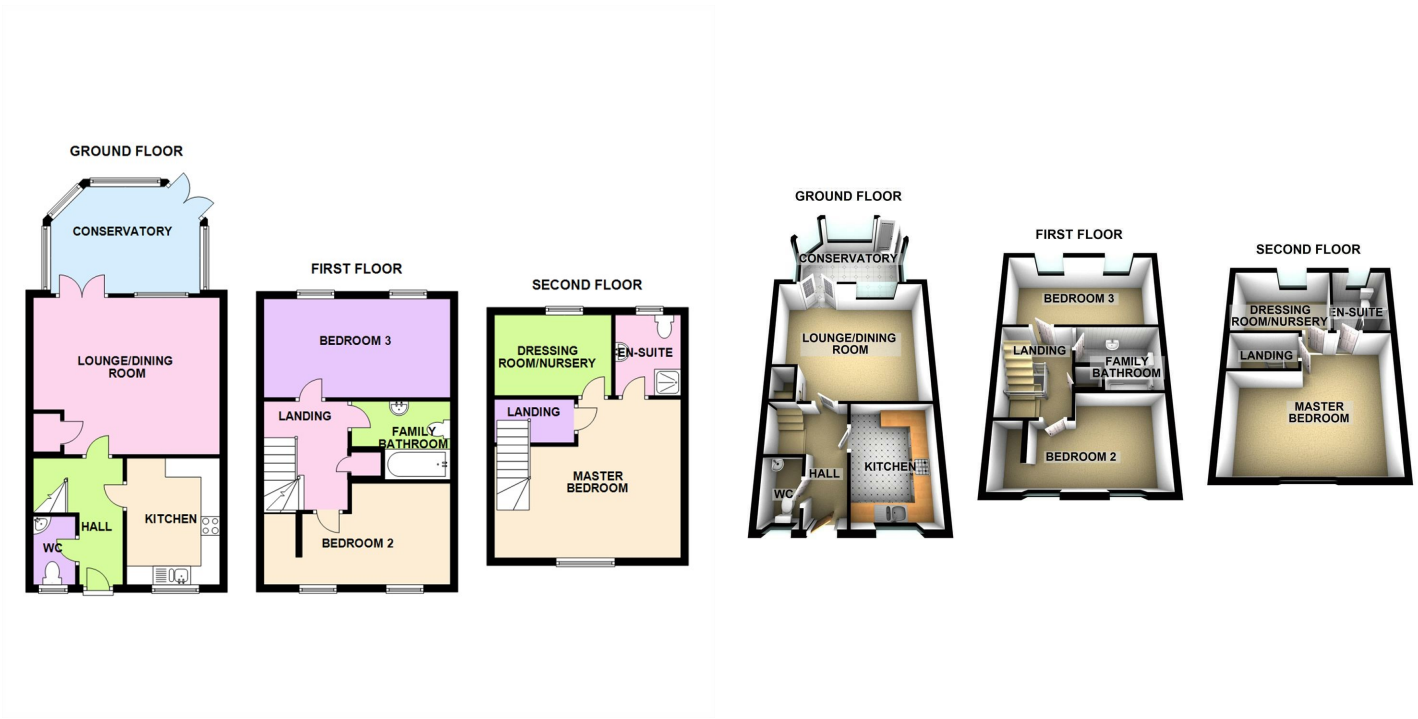


Enclosed garden with gravelled, patio and lawned areas. There is rear access that leads to the garage and parking space.

Agents Note

Under section 21 of the Estate Agents act 1979 (declaration of interest) we have a duty to inform the potential purchaser of this property that the vendor is a
an employee of Astleys.

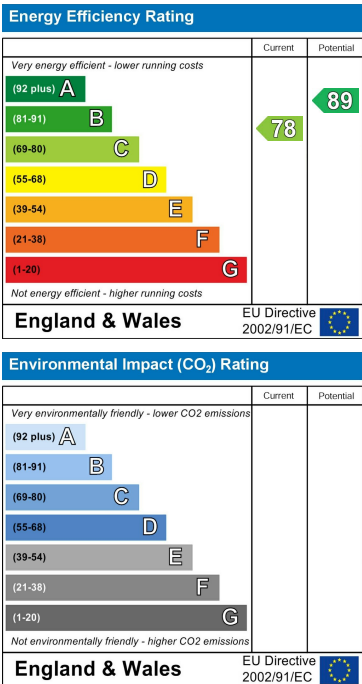
Floor Plan



Area Map



Energy Efficiency Graph



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