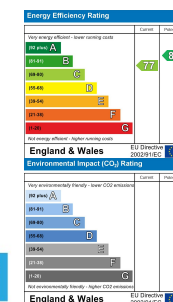


6 Ffordd Yr Afon, Gorseinon, Swansea, West Glamorgan, SA4 4QA

- End-of-terrace Townhouse
- Cloakroom, Bathroom & En-suite Shower Room
- Immaculately Presented Throughout
- Viewing Highly Recommended
- Three Double Bedrooms
- Driveway & Garage
- South-westerly Facing Enclosed Rear Garden
- EPC RATING C

Offers In Excess Of £195,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps
<https://www.facebook.com/westwalesproperties/>

Take-on GM/SC/0521/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

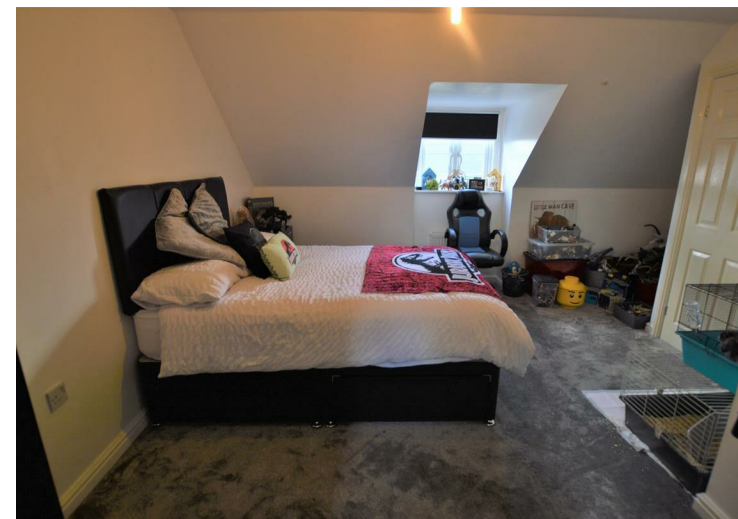
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



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The Agent that goes the Extra Mile



Modern living at it's finest! Situated within short walking distance of Gorseinon high street we have this immaculately presented end-of-terrace townhouse ready to open it's door and welcome you all. Boasting three DOUBLE bedrooms with the master having an en-suite shower-room and separate dressing room along with a SOUTH-WESTERLY facing rear garden and off-road parking, this property may just be the one you've been looking for. EPC RATING C.

Accommodation comprises of : Hallway, Cloakroom, Kitchen, Lounge/Diner, Bathroom, Three double bedrooms-master with En-suite Shower-room and Dressing Room. Externally, driveway, garage and south-westerly facing enclosed rear garden laid with patio and astro-lawn.

Gorseinon is a town within the City and County of Swansea, Wales, near the Loughor estuary. It was a small village until the late 19th century when it grew around the coal mining and tinplate industries. It is situated in the north west of Swansea City Centre, around 6 miles (10 km) north west of the city centre

HALLWAY

CLOAKROOM

5'11" (max) x 2'10" (max) (1.827 (max) x 0.874 (max))

KITCHEN

11'1" x 8'1" (3.390 x 2.484)

LOUNGE/DINER

15'6" (max) x 13'8" (max) (4.729 (max) x 4.172 (max))

FIRST FLOOR-LANDING

BATHROOM

8'6" (max) x 6'9" (max) (2.603 (max) x 2.077 (max))

BEDROOM 2

15'6" x 9'0" (4.734 x 2.755)

BEDROOM 3

15'6" (max) x 8'10" (max) (4.728 (max) x 2.700 (max))

AIRING CUPBOARD

BEDROOM 1

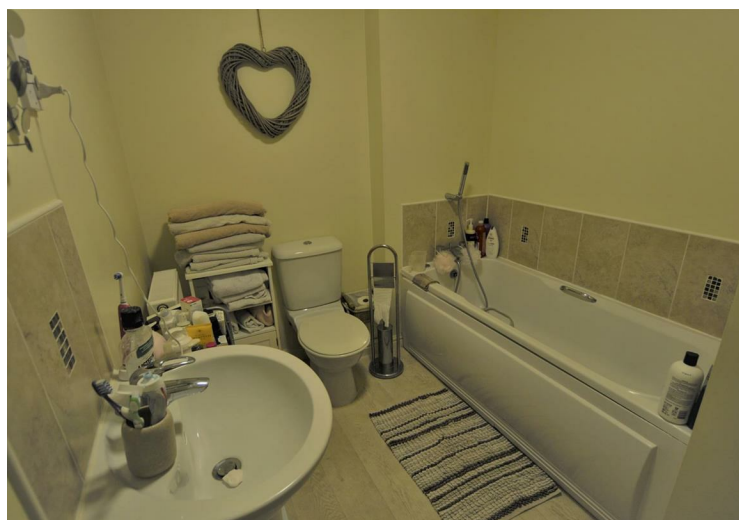
15'6" (max) x 13'7" (max) (4.734 (max) x 4.161 (max))

EN-SUITE SHOWER ROOM

6'10" x 5'7" (2.092 x 1.727)

DRESSING ROOM

9'6" x 6'9" (2.913 x 2.070)



DIRECTIONS

At our office head towards Asda and at the roundabout, take the 1st exit, at the roundabout, take the 2nd exit onto Upper Robinson St/A4214, at the roundabout, take the 1st exit onto Pottery Street, at the roundabout, take the 1st exit onto Stepney Place. At the roundabout, take the 3rd exit and at the next roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. At the roundabout, take the 1st exit onto Victoria Rd/B4296. At the roundabout, take the 1st exit onto Loughor Rd/B4620. At the roundabout, take the 2nd exit onto West St/B4296. Turn right onto Lime Street. At the roundabout, take the 3rd exit. Continue onto Millers Drive. At the roundabout, take the 1st exit onto Ffordd Yr Afon Destination will be on the right. Arrive: Ffordd Yr Afon, Gorseinon, Swansea SA4 4QA, UK

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

