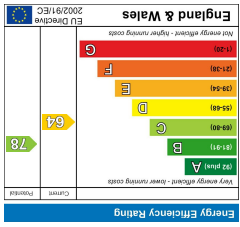


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

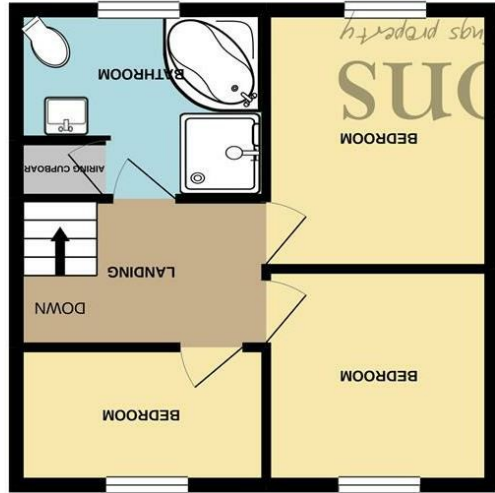
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, 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



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



114 Gelli Aur
 Golden Grove Treboeth, Swansea, SA5 9DG
Offers Over £240,000



GENERAL INFORMATION

OFFERS OVER £240,000

Located within approximately 150 yards of Llewellyn Park a well presented three bedroom linked detached property, lounge, re-fitted kitchen, and conservatory, gas central heating and UPVC double glazing, enclosed rear garden, side driveway and garage. Freehold. EPC - D. No chain.

VIEWING RECOMMENDED TO APPRECIATE

FULL DESCRIPTION

HALLWAY

Entered via entrance door. Upvc double glazed window to side. Radiator. Stairs to first floor. Laminate flooring. Door leading into:

LOUNGE

13'6 x 13'9 (4.11m x 4.19m)

Upvc double glazed window to front. Two radiators. Laminate flooring. Opening leading into:



KITCHEN/DINING ROOM

17'9 x 10'4 (5.41m x 3.15m)

Upvc double glazed window to rear. Refitted modern fitted kitchen with a range of base and wall units and complimentary work surface over. Integrated electric oven. Four ring gas hob with extractor over. Integrated dishwasher. Stainless steel sink with drainer. Space for fridge/freezer. Radiator. Under stair storage. Laminate flooring.

tub. Low level wc. Wash hand basin over vanity unit. Heated towel rail. Airing cupboard. Laminate flooring.

EXTERNAL

FRONT

Front garden. Area laid to lawn with some mature trees and shrubs. Driveway parking for two vehicles. Single garage.

REAR

Rear access to garage. Side access to front. Fully enclosed landscaped rear garden with some mature trees and shrubs. Area suitable for alfresco dining. Area laid to lawn. Garden shed.

CONSERVATORY

12' x 11'9 (3.66m x 3.58m)

Upvc double glazed door to rear garden. Radiator. Laminate flooring.

FIRST FLOOR

LANDING

Access to loft. Doors leading into:

BEDROOM 1

14' max x 8'6 (4.27m max x 2.59m)

Upvc double glazed window to front. Fitted wardrobes. Radiator.

BEDROOM 2

10'4 x 8'6 (3.15m x 2.59m)

Upvc double glazed window to rear. Fitted wardrobes. Radiator. Wood effect flooring.

BEDROOM 3

8'8 x 7'3 (2.64m x 2.21m)

Upvc double glazed window to rear. Radiator.

FAMILY BATHROOM

8'8 max x 8'3 (2.64m max x 2.51m)

Upvc double glazed obscured glass window to front. Fully tiled four piece suite comprising of a walk in shower cubicle. Full panelled corner Jacuzzi bath

