



# Dawsons

estate agents



**87 Alexandra Road, Gorseinon, Swansea, SA4 4NU**

- TWO BEDROOM FLAT
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- STUDY/NURSERY
- UPVC D/G
- GAS CENTRAL HEATING
- PARKING
- LEASEHOLD
- CLOSE TO LOCAL AMENITIES



**Asking Price £95,000**

90 High Street, Gorseinon, Swansea, SA4 4BL  
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## ENTRANCE

Entered via uPVC double glazed door to side.

## HALLWAY

Access to basement. Stairs to first floor.

## LANDING

UPVC double glazed obscured glass window to side.

## KITCHEN 3.39 x 2.84 (11'1" x 9'4")

UPVC double glazed window to rear. Fitted with a range of base and wall units incorporating stainless steel sink, gas hob and electric oven. Plumbed for washing machine. Radiator. Combi boiler concealed in cupboard. Tile effect flooring.

## BATHROOM

UPVC obscure glass window to side. Three piece white suite comprising bath with shower over, pedestal wash hand basin and low level W.C. Heated towel rail. Fully tiled walls. Tile effect flooring.

## STUDY/NURSEY 2.39 x 2.06 (7'10" x 6'9")

UPVC double glazed window to side. Radiator.

## LANDING

Stain glass window to side. Turned stairs to second floor. UPVC double glazed window to side.

## BEDROOM ONE 4.43 x 3.66 (14'6" x 12'0")

UPVC double glazed window to rear. Radiator.

## LOUNGE/DINING ROOM 6.36 x 3.90 (20'10" x 12'10")

UPVC double glazed window to front. Two radiators.

## SECOND FLOOR LANDING

Radiator. UPVC double glazed window to side. Access to loft.

## BEDROOM TWO 6.61 max x 3.79 (21'8" max x 12'5")

UPVC double glazed window to front. Velux window to rear. Storage cupboard. Radiator.

## EXTERNAL

Approached via lane into communal car park to rear providing two spaces.

## DIRECTIONS

From our Gorseinon Showroom, proceed through the traffic lights onto Alexandra Road. The property is situated on the left hand side.

## TENURE: Leasehold

The leaseholder owns the bottom flat.

## COUNCIL TAX: B

## EPC RATING: D

## VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 896 868



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

