

John. Francis

www.johnfrancis.co.uk



**NEW
INSTRUCTION**



**182 Alexandra Road,
Gorseinon SA4 4NX**

Offers in the region of £129,500

**Convenient Location
Low Maintenance Rear Garden
Double Glazing
Gas Central Heating System
EPC D64**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DL/BT/57927/180817

DESCRIPTION

NO UPWARD CHAIN /
CONVENIENT LOCATION
/ ENCLOSED LOW
MAINTENANCE REAR
GARDEN.

We offer for sale this three bedroom detached dormer property conveniently located for Gorseinon with double-glazing, a gas central heating system plus an enclosed rear garden and parking for approx 3 vehicles. Viewing is highly recommended to fully appreciate all that is on offer.

EPC D64

HALLWAY

Entered via double-glazed front door, laminate flooring, radiator, textured and coved ceiling, doors off to:

LIVING ROOM

13'11 plus bay x 11' plus alcove (4.24m plus bay x Double-glazed bay window to front, 2 radiators, feature fire surround, laminate flooring, dado rail, textured and coved ceiling.

BEDROOM 1

15'2 plus bay x 10'11 (4.62m plus bay x 3.33m) Double-glazed bay window to front, laminate flooring, radiator, textured and coved ceiling.

BATHROOM

Fitted with suite comprising WC, pedestal wash hand basin, bath with shower over with glazed modesty screen, built-in storage cupboard, partially tiled walls, tiled flooring, frosted double-glazed window to side, textured and coved ceiling,

extractor.

SITTING/DINING ROOM

14' x 11' (4.27m x 3.35m) Double-glazed window to both side and rear aspects, radiator, laminate flooring, textured and coved ceiling, door through to:

KITCHEN

12'1 x 6'10 (3.68m x 2.08m) Fitted with range of wall and base units with worktops over providing preparation areas, built-in electric oven with gas hob with extractor over, 1 ½ bowl stainless steel sink, plumbing for washing machine, built-in dishwasher, laminate flooring, double-glazed window, door to rear, radiator, partially tiled walls, glazed display cabinets, open plate racks.

INNER HALLWAY

Approached via door from hallway, stairs to first floor, door through to:

BEDROOM 2

12'4 x 8'11 (3.76m x 2.72m) Double-glazed window to side, laminate flooring, radiator, under stairs storage cupboard, wall mounted gas boiler servicing the gas central heating system, built-in cupboard.

LANDING

Approached via staircase from the inner hallway, double-glazed window to rear, door through to:

BEDROOM 3

16'4 x 6'5 plus alcove (4.98m x 1.96m plus Double-glazed window to rear, radiator, laminate

flooring, saddled ceiling, built-in wardrobe, eaves storage.

EXTERNALLY

The property is approached via driveway parking providing off-road parking for approximately 3 vehicles, the rear garden is low maintenance being laid to patio slabs and is enclosed.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

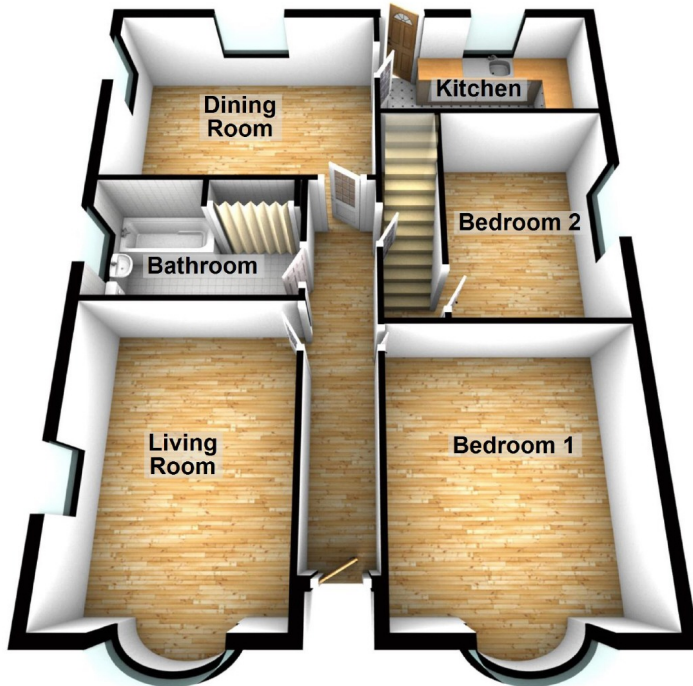
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office on Lime Street, proceed to the traffic lights and turn left onto Alexandra Road continuing along and the property can be identified by our John Francis For Sale board on the right-hand side before the traffic lights.

Ground Floor



First Floor

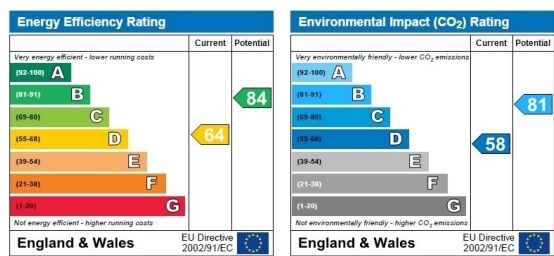
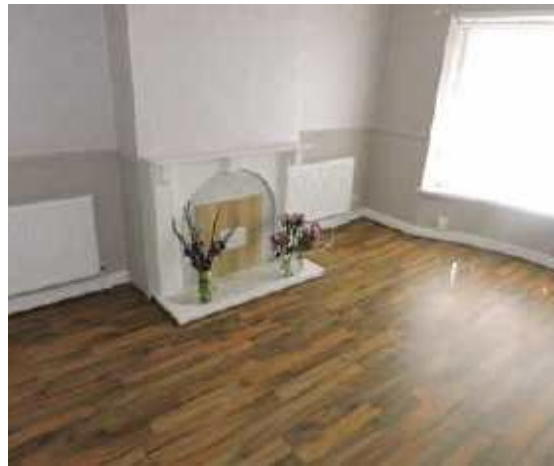


For illustration purposes not to scale.
Plan produced using PlanUp.

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