

DESCRIPTION

Built by the current seller approx 10 yrs ago and having undergone recent upgrading throughout. This spacious detached dormer property benefits from a modern newly fitted kitchen with integrated appliances and wooden worktops. Laura Ashley wall tiles in both the kitchen and bathroom. Plus wooden flooring in the hallway and kitchen. With views of the Gower and Loughor Estuary from bedroom two, which is located on the first floor.

A block paved driveway skirted to both sides by lawn at the front provides parking for tow vehicles and pedestrian access leads to the rear garden with is laid to patio and lawn.

Viewing of this property is considered essential to fully appreciate the quality of fittings and all that is on offer.

EER : C 74

ENTRANCE HALLWAY

Entered via double glazed front door, solid wood flooring, radiator, coved ceiling with spotlights, door to under-stair storage cupboard, stairs to first floor, double-doors through to:

KITCHEN/BREAKFAST ROOM

11'11 x 10' (3.63m x 3.05m)
Wall and base units with wooden worktop over and breakfast bar, stainless steel sink with drainer and mixer tap, integrated fridge/freezer, integrated electric oven with four ring gas hob and extractor fan over, integrated washing machine and dishwasher.

Worcester combination boiler in wall unit, solid wood flooring, coved ceiling with spotlights, double glazed window to front.

BEDROOM ONE

12'4 x 12' (3.76m x 3.66m)
Double glazed window to front, radiator, coved ceiling.

LOUNGE

14'7Max x 11'10 (4.45m x 3.61m)
Double glazed patio doors to side, radiator, coved ceiling.

BATHROOM

8'8 x 7'10 (2.64m x 2.39m)
Suite comprising WC, pedestal wash-hand basin, bath, double shower cubicle with mains shower and tiled interior, tiled floor and part tiled walls, extractor fan, chrome effect heated towel rail, coved ceiling with spotlights, double glazed obscure window to side.

LANDING

Double glazed window to side, spotlights, steps to further landing with storage cupboard with radiator and shelving. Door to:

BEDROOM TWO

12'9 x 11'11 (3.89m x 3.63m)
Double glazed window to rear providing views over Gower and Loughor Estuary, radiator, spotlights.

BEDROOM THREE

12'9Max x 12'(8'9) (3.89m x 3.66m (2.67m)
Velux window window to both sides, radiator, spotlights.

EXTERNALLY

The property is approached by a block-paved driveway,

providing parking for approximately two vehicles and skirted to both sides by lawn and wrought iron fencing. There is side access to the rear on both sides, leading to the garden, which is laid to lawn and patio.

SERVICES

We are advised that mains gas, electricity, water and drainage are connected to the property.

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 taking a left onto Alexandra Road. Continue along, at the next set of traffic lights take a right onto Frampton Road. Continue along taking the third left into Brynafon Road. Continue along taking the second left into Pleasant Close where the property will be located on the right-hand side.