



7 Clos Y Morfa, Gorseinon SA4 4JY

Offers in the region of £209,995

Three Bedroom Detached Bungalow
Cul-De-Sac Location
Driveway for 3 plus garage
Side and Rear Garden
EER : TBC

DL/WJ/71367/100719

DESCRIPTION

With no upward chain we offer for sale this Three bedroom detached bungalow in a sought after development of similar properties in Penyrheol. With a driveway for approx 3 vehicles plus single garage, plus an enclosed garden to the side and rear with patio seating area. With double glazing and a gas central heating system, plus fitted wardrobes to the master bedroom this property is in our opinion an ideal home for those looking for level living within a quiet and sought after area.
EER : TBC

HALLWAY

Entered via double glazed frosted door to side of property, textured and coved ceiling, radiator, airing cupboard housing hot water tank, wall mounted alarm panel, doors through to;

LOUNGE/DINING ROOM

20'6 x 14' (8'7) (6.25m x 4.27m (2.62m))
Double glazed bay window and double glazed window to front, double glazed window to side, 3 radiators, textured and coved and ceiling, gas fire in feature surround.

KITCHEN

9'11 x 9' (3.02m x 2.74m)
Fitted with a range of wall and base units with worktop over providing preparation areas, stainless steel sink unit, 4 ring gas hob, built-in electric oven, plumbing for washing machine, space for dishwasher, wall mounted gas fired Worcester boiler serving the central heating system, part tiled walls, tiled flooring, frosted double glazed door to side garden, double glazed window to side.

BEDROOM ONE

11'10 x 8'8 (3.61m x 2.64m)
Double glazed window to rear, radiator, textured ceiling, built-in wardrobes and drawer unit.

BEDROOM TWO

11'5 x 8'8 (3.48m x 2.64m)
Double glazed window to rear, radiator, textured ceiling.

BEDROOM THREE

8'8 x 6'7 (2.64m x 2.01m)

Double glazed window to side, radiator.

BATHROOM

6'4 x 5'9 (1.93m x 1.75m)
Suite comprising pedestal wash hand basin, WC, walk-in shower cubicle, tiled walls, frosted double glazed window to side, extractor fan.

EXTERNALLY

The property is approached via a driveway providing off road parking for approximately 3 vehicles and leads to the **GARAGE** with remote controlled up and over door, power and light connected. The front garden is laid to lawn. Pedestrian access leads to the rear and side garden from both sides of the property. The rear enclosed garden is laid mainly to lawn with patio seating area.

SERVICES

We are advised that mains gas electricity water and drainage services 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, proceed then to the T junction and take a left into Clos Y Morfa where the property can be located in front of you.