

NEW PRICE



**79a Gorseinon Road,
Penllergaer SA4 9AB**

Offers in the region of £269,995

No Upward Chain

Five Bedroom Detached House Plus Study
Cloakroom, En-Suite, Bathroom and Shower Room
Detached Garage Plus Off-Road Parking For One
EER: C78

MW/DT/68956/150719

DESCRIPTION

PART OF THE BIG OPEN HOUSE WEEKEND. 5TH AND 6TH OCTOBER 2019. CALL NOW FOR AN APPOINTMENT.

With no upward chain, we offer for sale, what is in our opinion, a spacious, immaculately presented, ideal family home, within walking distance of Penllergaer Primary School and a short distance from Penllergaer park.

The property is set back off the road and has gated front and rear access, an enclosed front and rear garden, detached garage and off-road parking for one vehicle. The property benefits from a kitchen/breakfast room, with separate dining room and utility area, in addition to a lounge, conservatory and cloakroom downstairs. On the first floor, there are four bedrooms, with en-suite facilities to the master bedroom, and a family bathroom. On the second floor, there is a study, shower room and fifth bedroom. The property also benefits from double glazing, a gas central heating system and new fitted carpets throughout. Within a short drive of the M4 corridor and the local amenities of Penllergaer and Gorseinon, we believe this to be an ideal family home. Viewing of this property is considered essential to appreciate all that is on offer.

EER: C78

ENTRANCE PORCH

Enter via double glazed front door with leaded glass obscure panel, double glazed windows to front and sides with wooden sills, tiled floor, spotlights to ceiling, door to:

HALLWAY

Stairs to first floor, radiator, built-in under-stair storage cupboard, coved ceiling, door to:

CLOAKROOM

Double glazed obscure window to side, tiled floor, part tiled walls with mosaic border, radiator, extractor fan, coved ceiling. Suite comprising of WC, wash hand basin with mixer tap.

LOUNGE

16'6 x 11'9 (5.03m x 3.58m)
Entered via single door from hallway. Radiator, coved ceiling, glazed double doors to conservatory and glazed double doors to:

DINING ROOM

16'2(into bay) x 9'8 (4.93m (into bay) x 2.95m)
Single door to hallway. Double glazed bay window to front, radiator, coved ceiling.

CONSERVATORY

9'9 x 8'6 (2.97m x 2.59m)
Double glazed door to side, double glazed windows, dwarf wall, radiator, wood effect laminate flooring, wall-lights.

KITCHEN / BREAKFAST ROOM

17'9 (12'5) x 8'1 (6'10) (5.41m (3.78m x 2.46m (2.08m)
Double glazed window to side, coved ceiling with spotlights, tiled floor and tiled splash-back, radiator. Fitted with a range of wall and base units with work top over, lighting under the wall units, integrated SMEG double oven with 6 ring gas hob and stainless steel extractor fan over, integrated Indesit dishwasher, integrated under counter fridge and freezer, wall mounted glass display unit with integral spotlights, 1½ bowl sink with drainer and chrome mixer tap.

UTILITY ROOM

11'3 x 3'9 (3.43m x 1.14m)
Double glazed door and window to rear, full length storage unit, wall mounted corner unit, base unit with work top over, stainless steel sink with drainer, tiled splash-back, tiled floor, chrome heated towel rail, plumbing for washing machine, space for dryer.

LANDING

Double glazed window to front, door to built-in storage cupboard with shelving, stairs to second floor, door to:

BEDROOM ONE

12'1 x 9'10 (3.68m x 3.00m)
Double glazed window to rear, coved ceiling, door to built-in storage cupboard with hanging rail, door to:

EN-SUITE SHOWER ROOM

7'1 x 3'11 (2.16m x 1.19m)
Double glazed obscure window to side. Suite comprising of WC, wash hand basin in vanity unit, electric shower with tiled interior and glazed door, tiled splash-back, tiled floor, chrome heated towel rail, extractor fan, coved ceiling with spot-lights.

BEDROOM TWO

14'5 x 9'10 (4.39m x 3.00m)
Double glazed window to front, radiator, coved ceiling.

BEDROOM THREE

10'7 x 10'3 (3.23m x 3.12m)
Double glazed window to front, radiator, coved ceiling, built-in storage cupboard with hanging rail over stairwell.

BEDROOM FOUR

9'10 x 7'5 (3.00m x 2.26m)
Double glazed window to rear, radiator, coved ceiling, built-in storage cupboard with hanging rail.

BATHROOM

8'4 x 6'2 (2.54m x 1.88m)
Double glazed obscure window to side. Suite comprising of WC, oval wash hand basin in vanity unit, bath with mixer tap and shower head, corner shower unit with mains shower and glazed doors with tiled interior, tiled floor, part tiled walls, coved ceiling, extractor fan, chrome heated towel rail,

LANDING TWO

Velux window, door to:

BEDROOM FIVE

14'7(5'7) x 13'4(10'2) (4.45m (1.70m x 4.06m (3.10m)
Limited headroom. Velux window to rear, double glazed window with blinds to side, radiator, coved ceiling.

SHOWER ROOM

9'11 x 5'7 (3.02m x 1.70m)
Limited headroom. Suite comprising of WC, pedestal wash hand basin, electric shower with tiled interior and glazed door, tiled floor, part tiled walls, radiator, ceiling spotlights, extractor fan, built-in cupboard housing Worcester combination boiler.

STUDY

9'11 (7'1) x 8'8 (5'5) (3.02m (2.16m x 2.64m (1.65m)
Limited headroom. Velux window to rear, radiator, coved ceiling.

EXTERNALLY

The enclosed front garden has a gate with path to the front door, the garden is laid to lawn and shingle. A shared driveway leads to rear parking for 1 vehicle and a **DETACHED GARAGE** with up and over door, lighting, electricity and pedestrian door. The enclosed rear garden is laid to patio and lawn with stepping stones leading to a rear pedestrian gate to the garage.

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

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www.facebook.com/JohnFrancisEstateAgents

TENURE

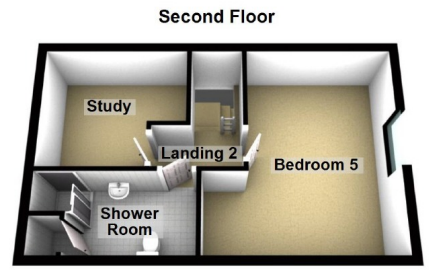
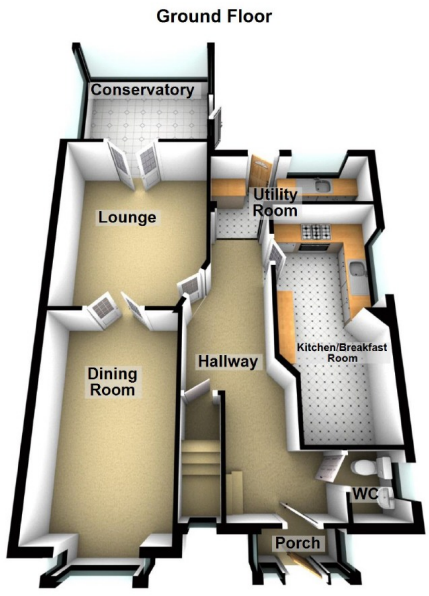
We are advised that the property is Freehold

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.

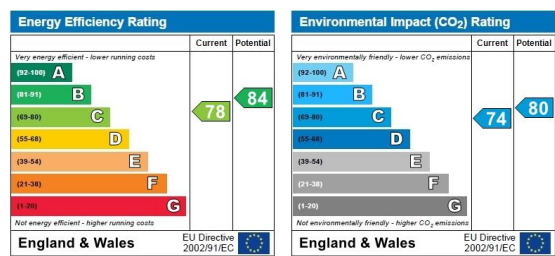
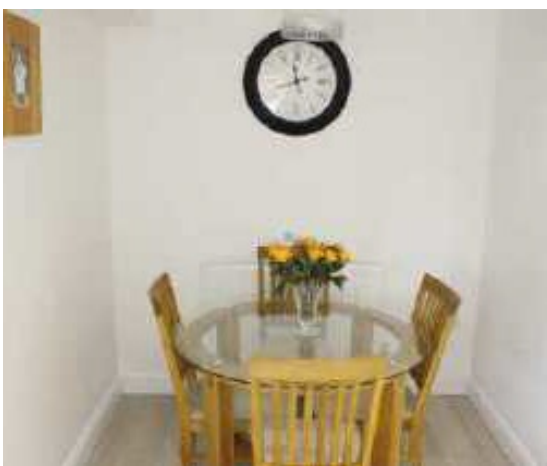
DIRECTIONS

From the Gorseinon office proceed to the traffic lights and turn right onto High Street, Continue through the next two sets of traffic lights, where the property will be located on the right hand side, just prior to the mini roundabout and the park, which is on the left hand side. The property can be identified by our John Francis For Sale board.



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

79a Gorseinon Road, Penllergaer SA4 9AB



John.
Francis