



27 Clos Helyg, Gowerton, Swansea, SA4 3GH
Offers In The Region Of £159,950

Dawsons have the pleasure of offering to the market this two bedroom semi-detached home in the desirable area of Clos Helyg. The property briefly comprises: entrance vestibule, lounge, kitchen, two bedrooms, bathroom. Externally to the front is a driveway suitable for parking several vehicles, as well as an area laid to lawn. The rear presents a private, mature and pleasant garden being ideal for relaxing. There is also a good sized shed and also access to the rear garden via a side gate. The property is within easy access to Gowerton Primary School, Welsh and English Comprehensive Schools, as well as other amenities such as: the Elba sports complex, shops, railway station. Further, the M4 is easily accessible as well as the stunning Gower Peninsula. EPC-C

Offers In The Region Of £159,950



Ground Floor

Entrance Vestibule

Hardwood and obscured glass door to front, radiator, electric underfloor heating, door to lounge

Lounge 5.06 x 3.57 (16'7" x 11'9")

Double glazed window to front, double radiator, electric underfloor heating, mantelpiece and hearth, carpeted stairs to first floor, decorative coving, door to kitchen

Kitchen 2.38 x 3.55 (7'10" x 11'8")

Double glazed window to rear, double glazed door to rear, radiator, fully fitted with a range of matching wall and base units with complementary work surfaces over, inset sink and drainer with mixer tap, fitted electric oven and hob, integrated fridge, plumbing for washing machine, plumbing for dishwasher, tiled splash back, space for fridge freezer, gas combi boiler, ceramic tile floor

First Floor

Landing

Access to loft, airing cupboard with radiator, carpeted floor

Bedroom 1 3.24 x 2.84 (10'8" x 9'4")

Double glazed window to front, radiator, double built-in wardrobe, coving, carpeted floor

Bedroom 2 3.31 x 1.98 (10'10" x 6'6")

Currently configured as a dressing room, double glazed window to rear, radiator, smartly fitted sliding wardrobe with built-in lighting, storage cupboard currently housing study space, coving, carpeted floor

Bathroom

Double glazed obscured window to rear, ladder style towel warmer, pedestal wash hand basin, bathroom cabinet containing shaver socket, WC, panelled bath with electric shower over, tiled splash back, laminate tiled floor

External

Externally to the front is a long driveway for several vehicles as well as an area laid to lawn. The rear presents a private, mature and pleasant garden with paved patio being ideal for relaxing. There is also a good sized, 12' x 8' apex wooden shed with lighting/power and also access to the rear garden via a side gate

TENURE: Freehold

COUNCIL TAX: C

EPC C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 298 014

