



**10 Heol Dylan,
Gorseinon SA4 4LR**

Offers in the region of £149,995

Two Bedroom Bungalow
Newly Fitted Kitchen
Double Glazed Windows & Gas Central Heating System
Driveway Plus Garage
EER: D64

DESCRIPTION

With a newly fitted kitchen, modern bathroom and new carpets throughout we offer for sale this two bedroom detached bungalow in a cul-de-sac of similar properties on the outskirts of Gorseinon Town. With the sitting dining room at the front of the bungalow and both bedrooms located at the rear with windows overlooking the garden.

With a driveway for approx two vehicles plus a detached double garage providing in our opinion ample parking. Double glazing, and a gas central heating system further compliment this bungalow.

Within close proximity to local transport links and amenities within Gorseinon Town, this property is ideal for those looking to downsize with level living within a quiet and convenient location. Viewing is highly recommended to fully appreciate all that is on offer.

EER: D64

HALLWAY

Entered via feature double glazed front door with frosted double glazed side panel, 1 radiator, access to loft, doors off to :

KITCHEN

11'7 x 7'9 (3.53m x 2.36m)
Newly fitted with range of wall and base units with worktops over providing preparation areas. Stainless steel sink unit with newly fitted electric

oven and 4 ring gas hob plus extractor over. Part tiled walls and complimentary cushion flooring. Built in pantry housing the gas boiler servicing the central heating system. Double glazed window to front and double glazed frosted window to side.

LOUNGE / DINING ROOM

21'3 x 9'1 (6.48m x 2.77m)
Double glazed bow window to front and double glazed window to side. Electric fire in feature surround, 2 radiators.

BATHROOM

Fitted with white suite comprising, w.c, pedestal wash hand basin, bath with shower over. Tiled walls, tiled floor. Frosted double glazed window to side.

BEDROOM ONE

12'7 x 9'8 (3.84m x 2.95m)
Double glazed window to rear, 1 radiator.

BEDROOM TWO

9'11 x 8'11 (3.02m x 2.72m)
Double galzed window to rear, 1 radiator.

GARDEN AND EXTERNALLY

Approached via double wrought iron gates to driveway providing parking for approx 3 vehicles skirted to one side by front garden laid to shingle. The driveway leads to a double garage with up and over door. Further raised garden laid to patio.

SERVICES

We are advised that mains water, drainage, gas and electricity 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

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisGors or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

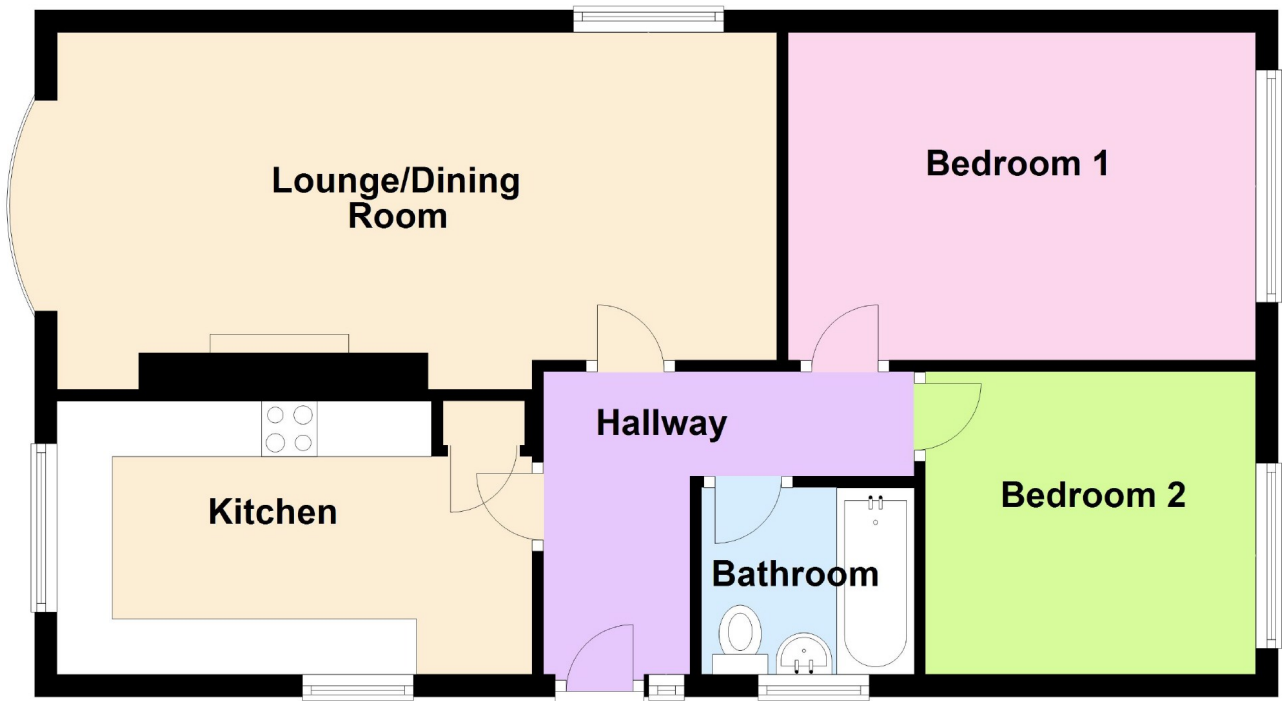
GENERAL NOTE

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 our office in Gorseinon proceed to the traffic lights and go straight over onto Pontarddulais Road. Pass Penyrheol Comprehensive School on the left and go through the mini roundabout. Take the next left onto Heol Dylan where the property can be located on the right hand side by our for sale sign.

Ground Floor



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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(67-81) B		
(69-80) C			(55-66) C		
(55-68) D			(39-54) D		
(39-54) E			(23-38) E		
(23-38) F			(11-22) F		
(1-22) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

John.
Francis