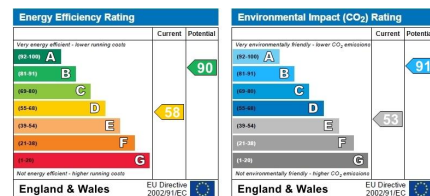




9 Heol Pen Y Cae, Gorseinon SA4 4ZB

Offers in the region of £127,950

Two Bedroom Semi-Detached Bungalow
Enclosed Rear Garden
Driveway & Garage
Cul-De-Sac Location
EER: D58



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MW/WJ72578/151119

DESCRIPTION

We offer for sale, a two bedroom semi-detached bungalow on the outskirts of Gorseinon, with garage and off-road parking. Set within a quiet cul-de-sac, in a development of similar properties, this property benefits from a gas central heating system, double glazing, a low maintenance fully enclosed rear garden, plus a single garage with up & over door to the front and the added benefit of pedestrian access from the rear garden.

Viewing of this property is highly recommended and would, in our opinion, ideally suit those looking to downsize.

EER: D58

ENTRANCE HALLWAY

Entered via door to front, leaded glass obscure panel to side, radiator, two door storage cupboard housing fuse box, shelving and plumbing for washing machine, open aspect to;

KITCHEN

8'5 x 8'2 (2.57m x 2.49m) Double glazed window to side, fitted with wall and base units with worktop over, integrated oven and 4 ring gas hob with extractor fan over, space for dishwasher, half height fridge/freezer, tiled floor, tiled splash-back, sink unit with

drainer and mixer tap, wall mounted unit housing the gas fired combination boiler, hatch through to;

LOUNGE

16'3 x 9'9 (4.95m x 2.97m)

Double glazed leaded glass window to front, radiator, coved ceiling, door to;

REAR HALLWAY

Door to storage cupboard with shelving and hanging rail, loft access, door to;

SHOWER ROOM

Suite comprising WC, double shower cubicle with electric shower and tiled interior, wash hand basin in vanity unit, radiator, linoleum flooring, part tiled walls, double glazed obscure window to side.

BEDROOM ONE

11'6 x 9'9 (3.51m x 2.97m)

Double glazed window to rear, radiator.

BEDROOM TWO

8'3 x 8'3 (2.51m x 2.51m)

Double glazed patio doors to rear, radiator.

EXTERNALLY

The front is laid to shingle with parking for one vehicle to the front of the **SINGLE GARAGE** with up and over door, electricity and lighting connected and pedestrian access from garden. Wooden gated access leads to the enclosed rear garden, which is laid to patio with

bushes and shrubs and **SHED**.

SERVICES

We are advised that mains water, electricity drainage and gas 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 in Gorseinon, take a left at the traffic lights onto Alexandra Road. Continue to the next set of traffic lights and take a right onto Frampton Road. Take the first left into Queensgate Village and the the first left into Heol Pen Y Cae where the property can be located on the left-hand side by our For Sale board.