



27 Heol Islwyn, Gorseinon, Swansea, SA4 4LJ  
Offers In The Region Of £109,950



Delightfully located and within walking distance of local schooling, here stands this lovely, mid-terrace property occupying a choice position framing glorious country views. You enter the property into the porch, a door invites you to the airy lounge, from here access is given to the kitchen and dining space. First floor accommodation comprises three bedrooms and a bathroom. Externally, the property is approached via paved steps. The rear garden is paved and mainly laid to lawn. The property benefits from two parking spaces. A wonderful home that needs to be seen. EPC-C

## Offers In The Region Of £109,950



### Ground Floor

#### Entrance Porch

The property is entered via a uPVC door. UPVC double glazed obscure glass window to the side Tiled flooring. Door into:

#### Lounge 4.25m x 4.24m (13'11" x 13'11")

Double glazed window to the front. Feature fireplace. Radiator. Stairs leading up to the first floor landing. Fitted carpet. Door into:

#### Kitchen 4.20m x 3.63m max (13'9" x 11'11" max)

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surfaces over. Inset one and a half bowl stainless steel sink unit with drainer and mixer tap. Space for an oven with stainless steel chimney style extractor fan over. Space for a free standing fridge freezer. Plumbing for a washing machine. Wall mounted gas central heating boiler. Radiator. Vinyl flooring. Double glazed window to the

rear. UPVC double glazed glass panel door leading out onto the rear garden.

### First Floor

#### Landing

Loft access hatch. Storage cupboard. From this area access is provided to the three bedrooms and the bathroom.

#### Bedroom One 3.22m x 2.71m (10'7" x 8'11")

UPVC double glazed window to the front. Storage cupboard. Radiator. Fitted carpet.

#### Bedroom Two 3.35m x 2.32m (11'0" x 7'7")

Double glazed window to the rear. Radiator. Fitted carpet.

#### Bedroom Three 2.37m x 1.85m (7'9" x 6'1")

Double glazed window to the rear. Radiator. Fitted carpet.

### Bathroom

Three piece suite comprising closed coupled WC, full pedestal wash hand basin and panelled bath with shower attachment. Extractor fan. Wall mounted heated towel rail. Partly tiled walls. Anti-slip flooring.

### Externally

Front

A garden laid to lawn with steps to the front door.

Rear

A paved patio with steps leading up to a lawned garden.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:**C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 896 868

