



17 Heol Pentre Bach, Queensgate Village, Gorseinon, Swansea, SA4 4ZA
Offers In The Region Of £250,000

The popular and sought after location of Queensgate Village provides the setting for this attractive detached bungalow, which boasts a detached double garage and driveway for several vehicles. A pathway, adjacent to an immaculate front lawn with manicured hedges and shrubs, leads to the entrance of this property through which a generous hallway seamlessly flows into a master bedroom with en-suite as well as two additional bedrooms. The hallway provides further access to the main bathroom in addition to a light and airy lounge, through which a spacious kitchen/diner can be found. From the kitchen/diner, patio doors lead to a low maintenance and well kept rear garden with side access to the front of the property which completes the generous plot allocated to this property. Queensgate Village is set within close proximity to local shops and amenities as well as Loughor estuary. To fully appreciate this homely bungalow, a visit really is a must. EPC-D

Offers In The Region Of £250,000



GROUND FLOOR

ENTRANCE

Entrance door into:

HALLWAY

Double glazed full-length wooden framed window to side, fitted carpet, radiator, storage cupboard with glass sliding doors housing water tank, single glazed obscure glass double doors:

LOUNGE 5.48m x 3.66m (max) (18'0" x 12'0" (max))

UPVC double glazed window to side, two double glazed wooden windows to front, electric coal effect fire and feature fireplace,

radiator, fitted carpet.

KITCHEN/DINING ROOM 5.347m x 2.57m (17'7" x 8'5")

Fitted with a range of wall and base units with complementary work surfaces over with inset single bowl stainless steel sink and drainer with mixer tap, built in Diplomat single oven and grill with inset electric four ring hob, Belling chimney extractor over, space for under counter fridge and freezer, plumbed for under counter washing machine, integrated dish washer, partially tiled walls, radiator, slate effect flooring, double glazed wooden framed window to rear, patio doors leading to rear garden.

BEDROOM 1 4.33m (max) x 2.59m (14'2" (max) x 8'6")

Double glazed wooden window frame to rear, built in wardrobe with glass sliding doors, carpet fitted, door leading to:

EN-SUITE

Three piece suite comprising step into shower with Triton electric shower, pedestal wash hand basin and close coupled W.C with dual flush, fully tiled walls, tiled floor, radiator, double glazed wooden framed window to rear.

BEDROOM 2 4.32m x 2.68m (max) (14'2" x 8'10" (max))

Double glazed wooden framed window to front, radiator, fitted carpet.

BEDROOM 3 2.71m x 2.24m (8'11" x 7'4")

Double glazed wooden framed window to front, radiator, fitted carpet.

BATHROOM

Three-piece suite comprising panelled bath with mixer tap, low-level W.C, pedestal wash hand basin with mixer tap, fully tiled walls, tiled floor, radiator, double glazed wooden framed window to rear.

EXTERNAL

FRONT

Lawn with hedge and shrub border, driveway leading to detached double garage with ample parking, side access to rear garden.

REAR

Well-maintained and low maintenance garden laid to lawn with patio area.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

