



Clos Y Banc-Yr-Eithin, Gorseinon, SWANSEA, SA4 6PY  
Offers In The Region Of £275,000

A charming name for a charming property delightfully located on Clos Y Banc Yr Eithin. Coming with a tranquil, tree lined approach the home offers ample parking and side access either side to the rear garden. Providing superb family orientated accommodation of great appeal, this outstanding property requires a detailed internal inspection to appreciate the many benefits it provides. You enter the property in to the porch, from here a door invites you into the hallway where access is given to the internal garage, utility room, large cloakroom, kitchen and boasting a fantastic sized lounge/dining area of 9.54 meters. First floor accommodation comprises: four double bedrooms of which two have en-suites and a plentiful sized family bathroom. Externally, the rear garden has an artificial lawned area and decked area - the perfect point for catching up on a novel whilst enjoying the sun! A wonderful family home that only needs to be seen! EPC-C

## Offers In The Region Of £275,000



### Ground Floor

#### Entrance Porch

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

#### Hallway

Stairs leading up to the first floor landing. Radiator. Fitted carpet. Doors into the integral garage, kitchen, cloakroom, utility room and lounge.

#### Integral Garage

Wall mounted boiler, which our vendor advises was installed in February 2019 and serviced in February 2020.

#### Utility Room 2.37m x 1.40m (7'9" x 4'7")

Fitted with an arrangement of wall and base unit together with complementary work surface over. Inset stainless steel sink unit with drainer, swan neck mixer tap and tiled splash back. Plumbed for a washing machine. Tiled flooring. UPVC double glazed window to the side.

#### Cloakroom 2.37m x 1.31m (7'9" x 4'4")

Two piece suite comprising closed coupled WC and wall mounted wash basin with swan neck mixer tap. Radiator. Extractor fan. Fully tiled walls. Tiled flooring. UPVC double glazed obscure glass window to the side.

#### Lounge/Dining Area 9.54m x 4.37m max (31'4" x 14'4" max)

.

#### Lounge

UPVC double glazed window to the front. Feature focal fireplace. Two radiators. Fitted carpet. UPVC double glazed double doors leading out onto the rear garden.

#### Dining Area

UPVC double glazed window to the rear. Radiator. Wood effect flooring.

#### Kitchen 4.76m x 3.06m (15'7" x 10'0")

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over. Inset one and a half bowl sink unit with drainer and swan neck mixer tap. Built in Seven ring gas hob, integral 'Belling' oven and grill with splash back and chimney style extractor hood over. Space for a fridge freezer. Plumbed for a dishwasher. Wood effect flooring. UPVC double glazed window to the front.

### First Floor

#### Landing

Loft access hatch. Radiator. Fitted carpet. From this area, access is provided to the four bedrooms and the family bathroom.

#### Bedroom One 4.79m max x 3.53m (15'9" max x 11'7")

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

#### Bedroom Two 4.41m max x 4.02m max (14'6" max x 13'2" max)

UPVC double glazed window to the rear. Storage cupboard. Radiator. Fitted carpet. Door into:

#### Ensuite Shower Room

Three piece suite comprising closed coupled WC, full pedestal wash hand basin and step in corner shower cubicle. Wall mounted heated towel rail. Extractor fan. Tiled walls. Tiled flooring. 'Velux' window.

#### Bedroom Three 4.38m max x 3.40m max (14'4" max x 11'2" max)

UPVC double glazed window to the rear. Radiator. Fitted carpet. Door into:

#### Ensuite Shower Room

Three piece suite comprising closed coupled WC, full pedestal wash hand basin and step in corner shower cubicle. Wall mounted heated towel rail. Extractor fan. Tiled walls. Tiled flooring.

#### Bedroom Four 3.77m max x 2.52m max (12'4" max x 8'3" max)

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

#### Family Bathroom

Three piece suite comprising closed coupled WC, full pedestal wash hand basin with mixer tap and panelled bath with shower over and glass side screen. Wall mounted heated towel rail. Extractor fan. Fully tiled walls. Tiled flooring. UPVC double glazed obscure glass window to the side.

#### Externally

Front:

A garden laid to lawn with trees and a driveway leading to the integral garage. Side pedestrian access to:

Rear:

A low maintenance enclosed garden with a fenced decked patio perfect for entertaining and an area laid with artificial grass.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** C

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

