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An opportunity to acquire a lovely, two bedroom mid terrace home with a large garden perfect for an investment buyer or first time buyer. Within walking distance of Gorseinon and its many local amenities the property at ground floor level consists: large lounge, a modern kitchen and downstairs bathroom. First floor accommodation comprise two bedrooms. Externally there is a large rear garden perfect for al fresco living. EPC-TBC

#### Ground Floor

##### Hallway

The property is entered via a uPVC door. Stairs leading up to the first floor landing. Radiator. Wood effect flooring. Door into:

##### Lounge/Dining Area 6.33m x 3.38m (20'9" x 11'1")

UPVC double glazed windows to the front and rear. Two radiators. Tiled flooring. Door into:

##### Kitchen 3.93m x 2.58m (12'11" x 8'6")

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over. Inset stainless steel sink unit with drainer and mixer tap. Four ring electric hob with built under 'Zanussi' oven and grill. Plumbed for a washing machine. Low level fridge and freezer. Storage unit. Radiator. Partly tiled walls. UPVC double glazed window to the side. Stable door leading out onto the rear garden. Door into:

##### Bathroom

Three piece suite comprising closed coupled WC, full pedestal wash hand basin and bath. Radiator. Partly tiled walls. UPVC double glazed obscure glass window to the rear.

#### First Floor

##### Landing

UPVC double glazed window to the rear. Loft access hatch. From this area, access is provided to the two bedrooms.

##### Bedroom One 4.37m x 2.99m (14'4" x 9'10")

UPVC double glazed window to the front. Radiator.

##### Bedroom Two 3.28m max x 2.72m max (10'9" max x 8'11" max)

UPVC double glazed window to the rear. Storage cupboard housing the central heating boiler. Radiator.

##### Externally

Rear:

