



56 Lime Street, Gorseinon, SA4 4EE  
**Offers In The Region Of £112,500**



This spacious THREE DOUBLE BEDROOM property is ideally located in central Gorseinon; within walking distance of shops, doctors, dentist and the bus station and offering easy access to the M4 and Gowerton train station. The accommodation is set over two floors with the ground floor comprising: entrance vestibule, hallway, lounge/dining room with a focal fireplace and kitchen/breakfast room leading through to a rear lobby and family bathroom. To the first floor; a split staircase provides access to three double bedrooms. Externally there is a fully enclosed rear garden with garage accessed via a rear lane with pedestrian door providing access from the garden. This property benefits from having full uPVC double glazing and gas combi central heating. EPC-D

## Offers In The Region Of £112,500



### GROUND FLOOR

#### ENTRANCE VESTIBULE

Entrance via UPVC door. Wood effect flooring. Glazed panel door leading into:

#### ENTRANCE HALL

Carpeted stairs to first floor landing. Under stairs storage area with ample storage space. Radiator. Doors into lounge, dining room and kitchen. Wood effect flooring.

#### LOUNGE 3.76m x 3.23m (12'4" x 10'7")

UPVC double glazed window to front. Feature fireplace with marble effect hearth and wooden effect surround. Radiator and

fitted carpet.

#### DINNING ROOM 3.3m x 2.87m (10'10" x 9'5")

UPVC double glazed window to rear. Radiator and fitted carpet.

#### BREAKFAST KITCHEN 7.7m x 3.66m (25'3" x 12'0")

UPVC double glazed window to side. Door leading into rear lobby providing access bathroom. Fitted with a range of wall and base units with complementary work surfaces over with inset stainless steel one and a half bowl sink with drainer and swan neck mixer tap with hose attachment. Tiled splash back. Integrated fridge/freezer, space for cooker with extractor fan over, space and plumbing for

dishwasher and washing machine. Feature fireplace with marble effect hearth and wooden effect surround. Wood effect flooring.

#### REAR LOBBY

UPVC double glazed door to side and uPVC double glazed window to rear. Fully tiled walls and flooring.

#### BATHROOM

UPVC obscure double glazed window to rear. Fitted with three piece suite comprising panelled bath with shower over and glass shower screen, W.C, full pedestal wash hand basin. Built in cupboard. Fully tiled walls and flooring.

### FIRST FLOOR

#### LANDING

Split staircase with fitted carpet. Doors leading to:

#### BEDROOM ONE 4.95m (max) x 3.23m (16'3" (max) x 10'7")

Two double glazed uPVC windows to front. Radiator and fitted carpet.

#### BEDROOM TWO 3.33m x 3.15m (10'11" x 10'4")

UPVC double glazed window to rear. Access to loft. Radiator and fitted carpet.

#### BEDROOM THREE 3.86m x 3.45m (12'8" x 11'4")

UPVC double glazed window to rear. Built in cupboard housing boiler. Radiator and fitted carpet.

#### EXTERNAL

Rear

A fully enclosed rear garden featuring patio area with pathway leading to the garage with courtesy door and windows. Gate leading to rear access lane and double opening garage doors on to the lane.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

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

