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**11 CLOS TYGWYN, GOWERTON, SWANSEA,
OFFERS IN THE REGION OF £129,995**



A well presented two bedroom mid-terrace property situated in the ever popular Gowerton area. Ideally situated to take advantage of everything the area enjoys including great road links to Swansea, Llanelli and Gower as well as a well used local railway station, making this property an ideal buy-to-let. The property comprises: hallway, lounge/diner, kitchen, shower room and two bedrooms. Gas central heating and double glazed throughout. Driveway parking and low maintenance gardens. Viewing is recommended. EPC-D

Ground Floor

The property is entered via a double glazed door with storm canopy above.

Hallway

Radiator. Stairs leading up to the first floor landing. Glazed door into lounge/diner.

Lounge/Diner 5.1 x 3.6 (16'9" x 11'10")

Double glazed window to the front. Two radiators. Wood effect flooring. Glazed door into the kitchen.

Kitchen 3.5 x 2.4 (11'6" x 7'10")

Well fitted with a range of wall and base units. Integral eye level 'Neff' electric oven. Inset electric hob with stainless steel extractor hood over. Ceramic sink and drainer with mixer tap. Wall mounted cupboard housing boiler. Breakfast bar with glass fronted cupboards above and down-lights. Radiator. Partly tiled walls. Tiled flooring. Double glazed window to the rear. Double glazed door leading out onto the rear garden.

First Floor

Landing

Access to attic via hatch in ceiling. Doors to all rooms.

Bedroom One 3.4 x 2.1 (11'2" x 6'11")

Double glazed window to the front. Radiator. Doors to built in



wardrobes.

Bedroom Two 3.5 x 3.0 (11'6" x 9'10")

Double glazed window to the rear. Radiator. Door to cupboard housing water tank.

Shower/Wet Room

Close coupled WC. Wash hand basin set on storage unit with drawers. Easy access shower with folding half height doors and a curtain rail. Radiator. Double glazed window to the rear.

Externally

Front

Driveway parking for two vehicles. Rest laid to lawn.

Rear

Low maintenance garden laid in pea-gravel. Fenced borders. Gated pedestrian access at rear.

TENURE: Leasehold

Term: 125 years from 1 April 1989. Ground rent: £250 per annum. To be confirmed.

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

