



61 Frampton Road, Gorseinon, Swansea, SA4 4XZ
Offers Over £150,000

GARDEN OF CHILDRENS DREAMS AND ALSO THE KEEN GARDENER - We are delighted to present to the market this lovely traditional end terrace dwelling with off road parking for two vehicles side by side. This home is set on two levels providing ample family living with the ground floor giving access through to an entrance vestibule, front facing family Lounge with a feature fireplace. Rear facing modern Kitchen Diner. The first floor landing gives access to 3 Bedrooms plus roomy family bathroom. Externally a large rear garden can be found which really does provide a pleasant feature of the property. Frampton Road is located in an extremely popular residential location in close proximity to a range of services and amenities. Internal inspection deemed essential. EPC - TBC

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Entrance Vestibule

The property is accessed via an entrance door with fan light above. Meter cupboards. Radiator. High level glass window to lounge area. Laminate flooring which continues into the Lounge. Glass panelled door leads into...

Lounge 6.93m x 3.66 plus alcoves (22'9" x 12'0" plus alcoves)

UPVC double glazed windows to the front and the rear. Plain plastered ceiling with coving and ceiling roses. Feature fireplace with gas stove and raised hearth. Two alcoves. Laminate flooring. Turn stair case leads up to the first floor

landing with under stairs storage cupboard. Glass panelled door into...

Kitchen/Diner 4.36m x 3.07m (14'4" x 10'1")

Fitted with an arrangement of matching wall and base units incorporating complementary work surfaces over. Inset 'Rok Tex' sink unit with drainer and mixer tap. 'Rangemaster' extractor fan. Cupboard housing 'Ideal' gas combination boiler. Plain plastered ceiling with spot lights. Radiator. Tiled floor. UPVC double glazed windows to the rear and the side. UPVC double glazed door leads out to the rear garden.

First Floor

Landing

Plain plastered ceiling, loft access which is gained via a pull down ladder and benefits from being partly boarded and has light. Spindled banister. Radiator. From this area access is provided to the 3 bedrooms and family bathroom.

Bedroom 1 4.35m x 3.06m (14'3" x 10'0")

UPVC double glazed window to the rear with garden views. Plain plastered ceiling. Radiator. Fitted carpet.

Family Bathroom 3.07m x 2.75m (10'1" x 9'0")

White suite comprising WC set in a unit with wash hand basin and toiletry cupboards. Corner panelled bath. Step in shower enclosure. Plain plastered ceiling. Extractor fan. Radiator. Tiled floor. UPVC double glazed obscure window to the rear.

Bedroom 2 4.06m x 2.60m (13'4" x 8'6")

UPVC double glazed window to the front. Plain plastered ceiling. Radiator. Laminate flooring.

Bedroom 3 3.16m x 2.09m (10'4" x 6'10")

UPVC double glazed window to the front. Plain plastered ceiling. Radiator. Laminate flooring.

External

Front

Off road parking for two vehicles side by side directly outside the property. Double gates to the side provide access to the rear.

Rear

Large rear enclosed level garden laid mainly to lawn with childrens play equipment.

Please note there is a pedestrian right of way.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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