



108 Belgrave Road, Gorseinon, SWANSEA, SA4 6RE
Offers In The Region Of £260,000

Dawsons are pleased to introduce to the market this highly appealing detached family home, located on Belgrave Road, a popular neighbourhood offering great transport links to the M4 and Gowerton train station. Benefitting from a wealth of external appeal in a traditional fronted style with a contemporary styled interior having been lovingly cared for by the current owners. The property comes ready for immediate occupation and comes recommended for a further internal inspection to appreciate the standard and presentation of accommodation on offer. Modern styled accommodation with a mixture of original features at the ground floor level comprises: vestibule, entrance hall leading through to a large double width lounge dining space, kitchen, large family room with doors providing access to the lovely rear garden, utility space and downstairs shower room. The first floor central landing leads to the three, good-sized bedrooms and the house bathroom. To the external areas there is ample provision for parking which is provided via a driveway forecourt to the immediate property frontage which flows through to the side of the property which also grants access to the well appointed rear garden. The current vendor has provided a lovely home with accommodation presented to a high standard and remains a unique opportunity to purchase a delightful, family home. EPC - E

Offers In The Region Of £260,000



Ground Floor

The property is entered via a uPVC door into:

Vestibule

Tiled flooring. Door into:

Hallway

Original features. Radiator. Fitted carpet. Under stair storage. Doors into the large lounge/dining room and kitchen. Stairs to first floor landing.

Lounge / Dining Area 8.15m into bay window x 3.44m max (26'9" into bay window x 11'3" max)

UPVC double glazed bay window to front. UPVC double glazed window to rear. Two radiators. Open fireplace with feature stone surround. Fitted carpet.

Kitchen 3.93m max x 3.94m max (12'11" max x 12'11" max)

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset stainless steel bowl sink and drainer with expandable mixer tap. 4 ring induction hob with chimney style extractor over and stainless steel splash back. Built in dishwasher. Integrated oven and grill. Space for a free standing fridge freezer. Partly tiled walls. Door to driveway. Wood effect flooring. Door into:

Family Room 5.01m max x 4.42m max (16'5" max x 14'6" max)

UPVC double glazed window to side. Double glazed sliding door providing access to the rear garden. Access to fully boarded attic with electric (vendor advised). Radiator. Door into:

Utility

Plumbed for a washing machine and tumble dryer. Radiator. Wall mounted boiler. Tiled flooring. Door into:

Shower Room

Three piece suite comprising close coupled WC, corner shower cubicle and wash hand basin set upon a vanity unit. Radiator. UPVC double glazed window to rear. Fully tiled walls. Tiled flooring.

First Floor

Landing

Loft access. (Loft benefits from a Nuaire machine which delivers clean air) Radiator. Door to the three bedrooms and house bathroom.

Bedroom One 4.78m max x 4.43m max (15'8" max x 14'6" max)

UPVC double glazed bay window to front and uPVC double glazed window to front. Large mirrored wardrobe. Radiator. Fitted carpet.

Bedroom Two 3.97m max x 2.88m max (13'0" max x 9'5" max)

UPVC double glazed window to rear. Radiator. Large mirrored wardrobe. Fitted carpet.

Bedroom Three 3.35m x 2.30m (11'0" x 7'7")

UPVC double glazed window to side. Radiator. Fitted carpet.

Bathroom

Three piece suite comprising close coupled WC, full pedestal wash hand basin and panelled bath with telephone style mixer tap. UPVC double glazed window to side. Partly tiled walls. Wall mounted heated towel rail. Wood effect flooring.

Externally

Front:

The property has a driveway forecourt to the immediate front of the property with border front wall, wrought iron gate which continues as a driveway and provides access to the rear garden.

Rear:

The lovely rear garden offers a patio area, perfect for al fresco living and entertaining with a lawned area and decorative paving stones leading to a large outbuilding with electrics.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

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

