



172 Frampton Road, Gorseinon, Swansea, SA4 4YG
Offers In Excess Of £210,000

CHAIN FREE! A truly unique opportunity to secure a character double fronted THREE DOUBLE BEDROOM dwelling which was thought to have built circa 1902. Offering a wealth of character, this home provides excellent balance for family living. Internal viewing is without any doubt, absolutely imperative to appreciate the many possibilities that this home provides. With driveway parking to the side and a fully enclosed lovely level garden with well stock borders and patio area. The spacious accommodation comprises of: Entrance Vestibule, Hallway, two front facing reception rooms, Dining Room which gives access to the kitchen, utility room and bathroom. Off the first floor landing 3 double bedrooms can be found with bedroom 1 having its own private en-suite shower room. Frampton Road is located in an extremely popular residential location in close proximity to a range of services and amenities including schools, Gower College and Penyrheol Lesuire centre .EPC E

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Ground Floor

Entrance Vestibule

The property is accessed via an uPVC double glazed entrance door with obscure glass panel and fan light above. Textured ceiling with cornice coving. Dado rail. Laminate flooring. Decorative glass panelled door leads into the ...

Hallway

Textured ceiling and coving. Radiator. Fitted carpet. Stair case to the left leads up to the first floor landing. Door to the left leads into the Sitting Room. Door to the right leads into the Lounge. Door straight ahead leads into the Dining Room.

Sitting Room 3.26m x 3.05m (10'8" x 10'0")

UPVC double glazed window to the front. Textured ceiling and cornice coving. Picture rail. Radiator. Laminate flooring.

Lounge 4.19m x 3.03m (13'9" x 9'11")

UPVC double glazed window to the front. Textured ceiling and coving. Radiator. Feature fireplace. Laminate flooring. Fitted carpet. Two alcoves. Two wall light points.

Dining Room 2.99m x 3.74m (9'10" x 12'3")

UPVC double glazed window to the rear. Textured ceiling and coving. Radiator. Feature fireplace. Laminate flooring. Glass panelled window to the kitchen. Archway to the right leads into the Kitchen. Door to the left leads into the Utility Room.

Kitchen 4.12m x 2.87m (13'6" x 9'5")

Fitted with an arrangement of matching cream wall and base units together with pull out drawers and complementary work surfaces over. Glass display cabinets. Space for slot in cooker with 'Whirlpool' extractor fan above. Integrated fridge and freezer. Textured ceiling and coving. Radiator. UPVC double glazed window to the side. UPVC double glazed glass panel door leads out to the side of the property.

Utility Room 2.74m x 1.26m (9'0" x 4'2")

Fitted with wall base units. Plumbed for concealed under counter washing machine. Under stairs storage cupboard with radiator. Cupboard housing 'Worcester' gas central heating boiler. Radiator. Two uPVC double glazed windows to the side. Laminate flooring. Folding door to ...

Bathroom 2.42m x 1.58m (7'11" x 5'2")

Three piece white suite comprising WC. Panelled bath. Full pedestal wash hand basin. Textured ceiling and coving with spot lights. Tiled walls and a tiled floor. Chrome ladder style towel warmer. UPVC double glazed obscure window to the rear.

First Floor

Landing

UPVC double glazed window to the side. Spindled banister. Fitted carpet. Loft access which is gained via a pull down ladder and benefits from being partly boarded. From this area access is provided to the 3 bedrooms.

Bedroom 1 3.28m x 2.88 (10'9" x 9'5")

Two uPVC double glazed windows to the front. Plain plastered ceiling and coving. Radiator. Fitted carpet. Folding door to ...

En-suite

Three piece white suite comprising WC. Wash hand basin with toiletry cupboard below. Step in shower enclosure with 'Triton' shower and folding door. Plain plastered ceiling with spot lights. Tiled walls and a tiled floor. White ladder style towel warmer. UPVC double glazed obscure window to the side.

Bedroom 2 3.77m x 2.99m (12'4" x 9'10")

UPVC double glazed window to the side. Plain plastered ceiling. Radiator. Fitted carpet.

Bedroom 3 4.15m x 2.90m (13'7" x 9'6")

UPVC double glazed window to the front. Plain plastered ceiling and coving. Radiator. Fitted carpet.

External (1)

Front
Wall front with pathway leading to the entrance door. Double width driveway with access to the rear.

Rear
Fully enclosed level garden laid mainly to lawn with skirted flower borders. Outside shed and WC. Paved patio area.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

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

