



11 Sunningdale Drive, Gorseinon, Swansea, SA4 4LZ  
Offers In The Region Of £139,950

The property stands proudly in the quiet cul de sac location of Sunningdale Drive. Sunningdale Drive provides a fantastic location within walking distance of Gorseinon and its associated amenities. You enter the property into a lovely lounge which gives a feeling of comfort, warmth and relaxation. Natural light beams through the contemporary, glass panelled doors which invite you into the present-day kitchen, which offers informal dining options by way of having a complementary breakfast bar. From here, access is given to the good sized rear garden. From the first floor central landing access is given to the two bedrooms and house bathroom. Externally, to the front of the property is a lovely, lawned area and a paved driveway which leads to the rear garden. A detached garage finalises the external features. If you are contemplating stepping onto the property ladder or wanting to move home then now is the time to give us a call to secure a viewing on this delightful property. EPC-E

## Offers In The Region Of £139,950



### Ground Floor

#### Lounge 4.53m x 3.67m (14'10" x 12'0")

The property is accessed via a uPVC double glazed entrance door. UPVC double glazed window to the front. Fitted carpet. Radiator. Stairs to first floor landing. Door into kitchen.

#### Kitchen/Breakfast Room 3.69m x 2.39m (12'1" x 7'10")

Fitted with an arrangement of matching wall and base units together with pull out drawers and complementary work surface over which continues into a breakfast bar. Inset stainless steel bowl sink and drainer with swan neck mixer tap over. 4 ring gas hob with modern extractor fan over. Integrated fridge and freezer. Integrated double oven and grill. Integrated dishwasher. Partly tiled walls. Tiled floor. UPVC double glazed window to the rear. UPVC double glazed door leads out to the rear garden.

### First Floor

#### Landing

Fitted carpet. Doors providing access to the two bedrooms and bathroom.

#### Bedroom 1 3.44m x 3.02m (11'3" x 9'11")

Two uPVC double glazed windows to front. Radiator. Fitted carpet. Fitted wardrobes and storage cupboard.

#### Bedroom 2 2.88m x 2.49m (9'5" x 8'2")

UPVC double glazed window to the rear. Radiator. Fitted carpet

#### Bathroom

Three piece suite comprising close coupled WC, full pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls. UPVC double glazed obscure window to rear. Extractor fan. Radiator. Vinyl flooring.

#### External

Front

Lawned area and driveway.

Rear

Good sized rear garden mainly laid to lawn with patio area perfect for al fresco living and single detached garage.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC** E

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

