



6 Megan Close, Gorseinon, Swansea, SA4 4PS
£230,000

Nestled in a quiet cul de sac, within the popular development, is this detached, 4 bedroom property. You enter the property in to the hallway, from here take a right and you enter the spacious lounge with an archway leading you into the dining area. Continue through the lounge and you enter the kitchen, from here access is given to the utility and downstairs WC. From the central first floor landing you have access to the four bedrooms. The master bedroom offers an ensuite. The house bathroom finalises the first floor accommodation. To the rear is a low maintenance tiered garden and to the front of the property stands a single garage and driveway parking for several vehicles. Viewing is highly recommended on this fabulous property. EPC-D

£230,000



GROUND FLOOR

Enter via uPVC door into :

HALLWAY

Radiator. Stairs to first floor landing. Vinyl flooring. Door into:

LOUNGE 4.12 x 4.08 (13'6" x 13'5")

UPVC double glazed window to front. Radiator. Fitted carpet. Storage cupboard. Door into kitchen. Archway into:

DINING ROOM 2.72 x 2.46 (8'11" x 8'1")

Radiator. Fitted carpet. Double doors providing access to rear garden.

KITCHEN 3.67 x 2.84 (12'0" x 9'4")

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset one and a half bowl sink and drainer with swan neck mixer tap over. 4 ring gas hob with built under oven and grill and concealed extractor over. Partly tiled walls. UPVC double glazed window to rear. Tiled flooring. Space for a fridge. Door into:

UTILITY AREA

Plumbed for a washing machine. Partly tiled walls. Tiled flooring. Door providing access to rear garden. Door into:

WC

Two piece suite comprising close coupled WC and wash hand basin set upon a vanity unit. Partly tiled walls. UPVC double glazed window to

side. Radiator. Tiled flooring.

FIRST FLOOR

LANDING

Loft access. Fitted carpet. Door into the four bedrooms and house bathroom.

BEDROOM 1 4.05 X 3.43 (13'3" X 11'3")

Fitted carpet. Radiator. Storage cupboard. Door into:

EN-SUITE

Three piece suite comprising close coupled WC, wash hand basin set upon a vanity unit and corner shower cubicle. UPVC double glazed window to front. Radiator. Partly tiled walls. Extractor fan.

BEDROOM 2 3.48 x 2.84 (11'5" x 9'4")

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

BEDROOM 3 3.66 x 2.41 (12'0" x 7'11")

UPVC double glazed window to rear. Fitted carpet. Radiator. Storage cupboard.

BEDROOM 4 2.93 x 2.67 (9'7" x 8'9")

UPVC double glazed window to rear. Fitted Carpet. Radiator.

HOUSE BATHROOM

Three piece suite comprising close coupled WC, wash hand basin set upon a vanity unit and panelled bath with mixer tap and shower attachment. Partly tiled walls. UPVC double glazed window to rear. Radiator. Extractor fan. Vinyl flooring.

EXTERNAL

FRONT

Driveway parking for 2 vehicles. Stone chipped area with decorative shrubbery and wood chippings. Side access to rear garden.

REAR

Low maintenance garden with paved steps leading down onto patio area. Side access to front driveway.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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

