



Dawsons

estate agents



39 High Street, Gorseinon, Swansea, SA4 4BT

Introducing to the market in need of modernisation is this three bedroom, mid terrace property located in the heart of Gorseinon. The property is ideally located with walking distance of large supermarkets, doctors, dentist and all the local amenities Gorseinon has to offer. You enter the property into the hallway, from here access is given to the lounge/dining room. From the living room access is given to the kitchen. First floor accommodation comprises three bedrooms and the house bathroom. Externally, the rear garden is mainly laid to lawn and offer an outdoor WC. EPC - D



Offers In The Region Of £80,000

90 High Street, Gorseinon, Swansea, SA4 4BL
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Entrance

Enter via UPVC door into:

Hallway

Radiator. Wood effect flooring. Stairs to first floor landing. Door into:

Lounge/dining room 7.10m x 3.22m (23'4" x 10'7")

Two UPVC double glazed window to front and rear. 2 Radiators .Electric fireplace with fire surround. Under stair storage. Door into:

Kitchen 4.09m x 2.12m (13'5" x 6'11")

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset one and a half stainless steel bowl sink and drainer with swan neck mixer tap over. Space for an oven. Plumbed for a washing machine. Space for a low level fridge and freezer. Partly tiled walls. Wall mounted gas combination boiler. Radiator. Door to rear garden. Tiled flooring. UPVC double glazed window to rear and side.

First floor

Landing

Loft access. Door into three bedrooms and bathroom.

Bedroom 1 3.79m x 2.21m (12'5" x 7'3")

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

Bedroom 2 2.97m x 2.50m (9'9" x 8'2")

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

Bedroom 3 2.90m x 2.06m (9'6" x 6'9")

UPVC double glazed window to rear. Radiator.

Bathroom

4 piece suite comprising close coupled W.C, Full pedestal wash hand basin, Corner bathtub and shower unit. UPVC double glazed window to front. Window to side. Tiled flooring.

External

Rear

A large rear garden mainly laid to lawn

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

