



3 Bryncelin Road, Gorseinon, SWANSEA, SA4 4XB
Offers In The Region Of £119,950

Spacious, semi detached, ex-local authority family home situated on Bryncelin Road enjoying a lovely front courtyard, large driveway and a delightful rear garden perfect for enjoying sunny days. In need of modernisation, this property will make for a lovely family home. The accommodation briefly comprises at ground floor level, hallway, shower room, sitting room, lounge and kitchen. To the first floor, there are three bedrooms and a shower room. Externally, in addition to the front courtyard, there is an expansive rear garden with an outbuilding. Most conveniently located for local schools, amenities and good road links to the M4 motorway, Swansea City Centre and the out of town shopping parks in Fforestfach and Trostre. EPC - TBC

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Entrance

Enter via uPVC door into :

Hallway

Radiator. Fitted carpet. Doors providing access to : shower room, lounge, sitting room and kitchen.

Sitting Room 3.29 x 3.13m (10'10" x 10'3")

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

Lounge 3.56m x 2.67m (11'8" x 8'9")

UPVC double glazed window to rear. Radiator. Fitted carpet. Storage cupboards. Door into:

Storage Room

Window to the side. Partly tiled walls. Vinyl flooring.

Shower room

Three piece suite comprising close coupled W.C, full pedestal wash hand basin and showering area with electric shower. 2 uPVC double glazed obscure windows to front and side. Fully tiled walls. Radiator. Anti-slip flooring.

Kitchen 2.45m x 2.11m (8'0" x 6'11")

Fitted with a range of wall and base units together with pull out drawers and complementary work surface over inset bowl sink and

drainer with mixer tap. Space for an oven. UPVC double glazed window to side. UPVC door providing access to the rear garden. Radiator. Fitted carpet.

Under stairs storage

UPVC double glazed window to side. Vinyl flooring.

First Floor

Landing

UPVC double glazed window to side, Loft access. Storage cupboard. Doors into the three bedrooms and shower room.

Bedroom 1 3.33m x 3.07m (10'11" x 10'1")

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

Bedroom 2 3.68m x 3.51m (12'1" x 11'6")

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

Bedroom 3 2.61m x 2.56 (8'7" x 8'5")

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

Shower room

Three piece suite comprising close coupled W.C, full pedestal wash hand basin and corner shower cubicle. Radiator. Wood effect flooring. UPVC double glazed window to front.

External

Front

The property has a driveway providing ample parking and a stone chipped courtyard with decorative paved area and wall border. The driveway gives side access to:

Rear

Large garden. Mainly laid to lawn and outbuilding.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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