



166 Frampton Road, Gorseinon, SWANSEA, SA4 4YG
£139,950

MOVE STRAIGHT IN! What is not evident from the outside is the feeling of space that this property offers and only a detailed internal inspection will reveal the quality and great appeal of those looking for a superb property which has been shown love and care to provide a truly tempting proposal for those seeking an extremely comfortable residence. You enter the property into the entrance vestibule, then step into the hallway which offers access to the large lounge and dining room. From the dining room access is granted to the WC and large kitchen which is a great size for entertaining guests. From here you can access the rear garden. First floor accommodation comprises the house bathroom, airing cupboard and three double bedrooms. Externally the property offers a rear garden with ample space for outdoor entertaining. EPC - TBC

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Entrance

Enter via uPVC double glazed door into:

Vestibule

Wood effect flooring. Glass panelled door with stain glass feature into:

Hallway

Radiator. Wood effect flooring. Doors into the dining room and lounge. Under stair storage. Stairs to first floor landing.

Lounge 7.22m x 3.68m max (23'8" x 12'1" max)

UPVC double glazed window to front and side. Radiator. Multi fuel log burner with wooden beam. Fitted carpet.

Dining Room 3.64m x 2.81m (11'11" x 9'3")

UPVC Double glazed window to side. Radiator. Wood effect flooring. Doors providing access to the kitchen and W.C.

W.C.

Two piece suite comprising close coupled W.C and full pedestal wash hand basin with tiled splash back. UPVC double glazed obscure window to side. Radiator. Vinyl flooring.

Kitchen 4.97m max x 4.46m max (16'4" max x 14'8" max)

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 sink and drainer with mixer tap over. 4 ring electric hob with built in oven and grill and chimney style extractor over. UPVC double glazed window to front and rear. Wall mounted gas combination boiler. Plumbed for a washing machine. Space for a low level fridge and freezer. Partly tiled walls.

First floor

Landing

Loft access. Fitted carpet. Doors providing access to the house bathroom, airing cupboard and three double bedrooms.

Bedroom 1 3.78m x 2.83m (12'5" x 9'3")

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

Bedroom 2 3.49m x 2.19m (11'5" x 7'2")

UPVC double glazed window to front. Radiator. Fitted carpet

Bedroom 3 3.56m x 2.47m (11'8" x 8'1")

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

House Bathroom 2.86m x 2.81m (9'5" x 9'3")

Three piece suite comprising close coupled W.C, full pedestal wash hand basin and panelled bath with shower over and glass side screen. UPVC double glazed obscure window to rear. Radiator. Extractor. Vinyl flooring.

External

Rear

The rear garden is mainly paved and has a lawned area with a mixture of mature shrubbery. There is an external WC. Side access from the front of the property to the rear. Please note there is a pedestrian right of way.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

