



99 Lime Street, Gorseinon, Swansea, SA4 4EF
Offers In The Region Of £122,500

COMING TO THE MARKET WITH NO CHAIN, this mid-terrace property is perfectly placed to take advantage of all the local amenities that Gorseinon has to offer, from shops, supermarkets, schools and a bus station. You enter the property into the hallway. From here you can access the first floor landing via the staircase or enter into the large lounge/ dining area. From the lounge, a door provides access to the kitchen which then leads to the rear lobby with doors giving access to the utility space, bathroom and rear garden. From the first floor landing access is given to the three bedrooms and a staircase invites you to the attic room which lends itself to a legion of living arrangements. The rear garden offers a paved patio area which then leads up to the lawned area perfect for outdoor family games. From the lawn you access the decked area which then leads to the rear parking area. EPC - E

EPC - E

Offers In The Region Of £122,500



Ground Floor

Enter via uPVC door into:

Hallway

Radiator. Stairs to 1st floor landing. Door into:

Lounge/dining room 6.59m max x 3.34m (21'7" max x 10'11")

UPVC double glazed window to front and rear. Two radiators. Fireplace with fire surround. Fitted carpet. Door providing access to:

Kitchen 2.99m x 2.45m (9'10" x 8'0")

Fitted with an arrangement of wall and base units together with pull-out drawers and complementary work surfaces over inset stainless steel bowl sink and drainer with swan neck mixer tap over. Four ring gas hob with a built under oven and grill and concealed extractor fan over. Space for a freestanding fridge freezer. Integrated dishwasher. Partly tiled walls. Access into the understair storage. Tiled flooring. UPVC double glazed window to side. Archway providing access to:

Rear Hallway

UPVC double glazed obscure door providing access to the rear garden. Door providing access to the bathroom. Door providing access to the utility area. Tiled flooring.

Utility area

Plumbed for a washing machine and tumble dryer. Tiled flooring.

Bathroom

Three piece suite comprising close coupled W.C, full pedestal wash hand basin and panelled bath tap with shower over and glass side screen. Fully tiled walls. Extractor fan. Wall mounted heated towel rail. Vinyl flooring. UPVC double glazed obscure window to rear.

First Floor

Landing

Doors providing access to the three bedrooms. Stairs to the attic room. Fitted carpet.

Bedroom 1 4.32m x 3.03m (14'2" x 9'11")

Two uPVC double glazed windows to front. Radiator. Fitted carpet.

Bedroom 2 2.60m x 3.27m (8'6" x 10'9")

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

Bedroom 3 3.38m max x 2.48m max (11'1" max x 8'2" max)

UPVC double glazed window to side. Radiator. Storage cupboard housing wall mounted Worcester' Gas combination boiler. Fitted carpet.

Attic Room 4.27 x 3.15m (14'0" x 10'4")

Accessed via a fitted carpeted staircase from the central first floor landing. Plain plastered spotlight ceiling. 'Velux' window to rear. Fitted carpet.

External

Rear

Enclosed rear garden with patio area perfect for alfresco dining with steps leading up to a lawned area with parallel paved pathway leading to the raised decked area.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: E

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

