



165 Alexandra Road, Gorseinon, Swansea, SA4 4PE
Offers In The Region Of £129,950

CHAIN FREE!! Set in the outskirts of Gorseinon, the property on offer would make for a lovely family home. Coming to the market in need of modernisation, the property offers the creative side of you to shine through! Let me guide you through this end of terrace property. You enter into the entrance vestibule, from here access is given to the entrance hallway. From the hallway you have the option of accessing the first floor landing, sitting room and lounge. From the lounge, access is given to the good sized kitchen. First floor accommodation comprises: three good sized bedrooms and family bathroom. Externally, to the front of the property is a block paved area offering parking for one vehicle with side access to the large rear garden. The rear garden offers outdoor storage, outdoor WC and a large lawned area with parallel block paved pathway. EPC - TBC

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Entrance

Enter CIA composite door into:

Vestibule

Fitted carpet. Door providing access to:

Hallway

Stairs to first floor landing. Radiator. Doors providing access to the sitting room. Door providing access to the lounge. Fitted carpet.

Sitting Room 3.44m x 3.08m (11'3" x 10'1")

UPVC double glazed window to front. Radiator. Fireplace. Fitted carpet. Glass panel sliding doors providing access to:

Lounge 4.17m x 3.83m max (13'8" x 12'7" max)

UPVC double glazed windows to rear. Fire place and fire surround. Door providing access to:

Kitchen 4.13m x 3.00m max (13'7" x 9'10" max)

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset stainless steel bowl sink and drainer with mixer tap over. Four ring gas hob. Integrated Moffat 300' oven and grill. Space for a

freestanding fridge freezer. Plumbed for a washing machine. Wall mounted electric heater. Partly tiled walls. Vinyl flooring. UPVC double glazed window to side.

First Floor

Landing

Loft access. Doors to the three bedrooms and family bathroom.

Bedroom 1 4.11m x 3.30m (13'6" x 10'10")

Two uPVC double glazed window to front. Fitted wardrobes. Radiator. Fitted carpet.

Bedroom 2 3.70m x 2.89m (12'2" x 9'6")

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

Bedroom 3 3.00m x 2.28m (9'10" x 7'6")

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

Bathroom

Three piece suite comprising low level W.C, full pedestal wash hand basin and panelled bath with electric shower over. Partially tiled walls. Storage cupboard. Radiator. Wood effect flooring. UPVC double glazed window to side.

External

Front

The property is approached via a block paved driveway with side access to the rear garden.

Rear

The rear garden has a paved patio area leading to a block paved pathway with parallel lawned area. A mixture of mature plants and shrubbery. Shed at the bottom of the garden. There is an outbuilding which offers storage for gardening paraphernalia and is wire for lighting and plug sockets. This room also accommodates a wall mounted 'Baxi' boiler system. Outside W.C.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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