28 Dyffryn Road

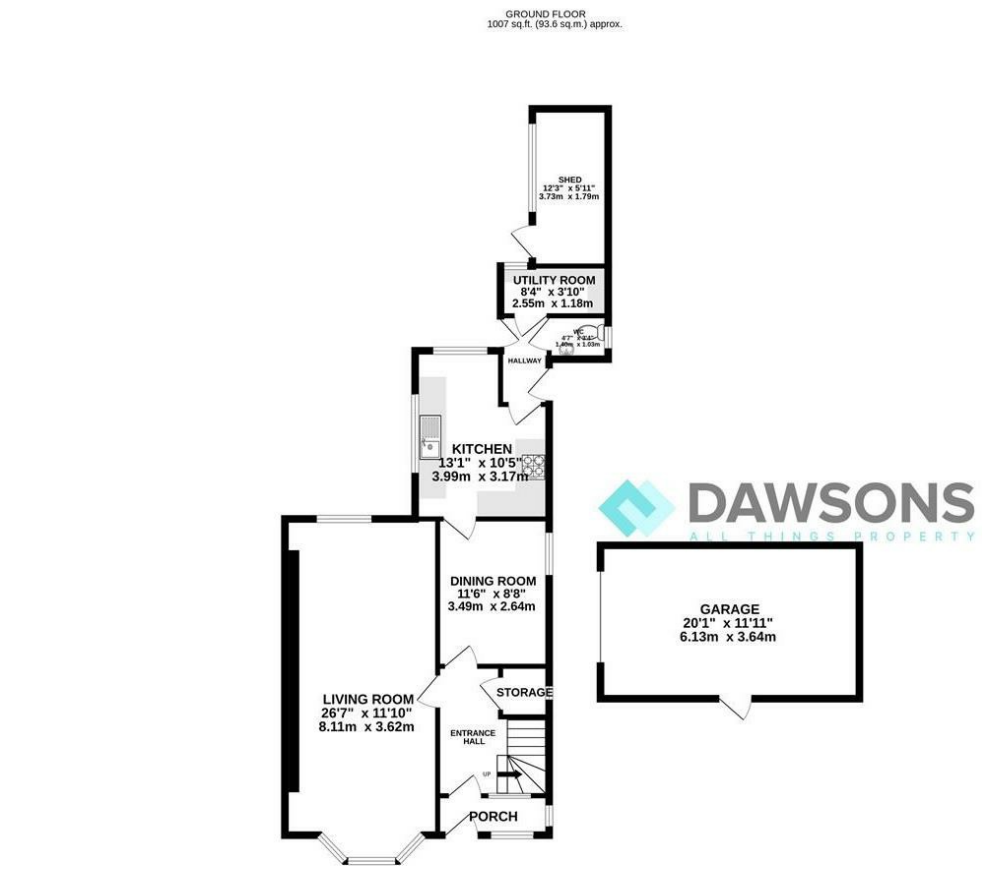
Gorseinon, Swansea, SA4 6BB

Offers Around £250,000

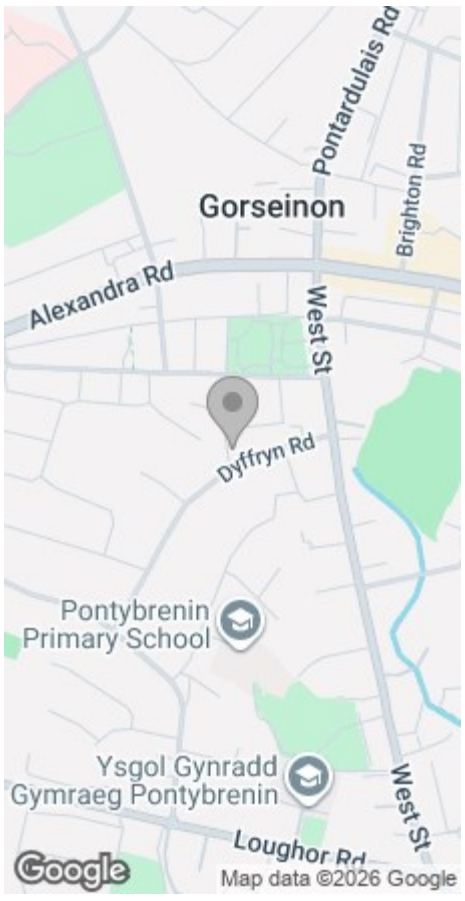
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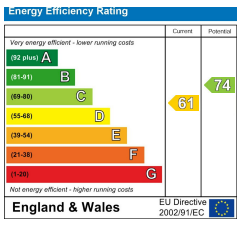
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Situated on Dyffryn Road in Gorseinon, Swansea, this three-bedroom detached property presents an excellent opportunity for those seeking a project to make their own. The property is chain-free allowing for a smooth transition into your new home.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The layout is practical, providing a comfortable living environment for families or individuals alike.

The property boasts an enclosed rear garden, ideal for outdoor activities or simply enjoying the fresh air. The front garden adds to the property's curb appeal, creating a welcoming entrance, with the bonus of a garage and off road parking to the rear.

Situated in a prime location, this home is in close proximity to both Welsh and English primary schools, as well as a college, making it an excellent choice for families with children. Furthermore, the good transportation links ensure easy access to nearby amenities and attractions.

While the property is in need of modernisation, it offers a blank canvas for you to create your dream home. With a little vision and effort, this house can be transformed into a stunning residence tailored to your tastes.







FULL DESCRIPTION

Ground Floor

Porch

Hallway

Living Room
26'7" x 11'10" (8.11m x 3.62m)

Dining Room
11'5" x 8'7" (3.49m x 2.64m)

Kitchen
13'1" x 10'4" (3.99m x 3.17m)

Inner Hallway

W.C
4'7" x 3'4" (1.40m x 1.03m)

Utility Room
8'4" x 3'10" (2.55m x 1.18m)













Shed
12'2" x 5'10" (3.73m x 1.79m)

First Floor

Landing

Bedroom 1
13'10" x 11'10" (4.24m x 3.62m)

Bedroom 2
12'8" x 11'10" (3.87m x 3.62m)

Bedroom 3
11'5" x 8'7" (3.49m x 2.64m)

Family Bathroom with additional shower cubicle
8'7" x 6'6" (2.64m x 1.99m)

Parking
Driveway and Garage to rear (6.13m x 3.64m)

Council Tax band = E

EPC = D

Tenure

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





