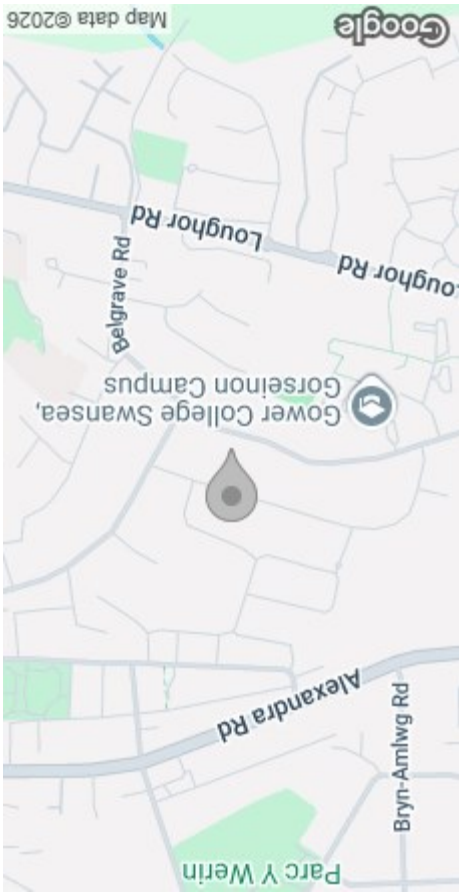
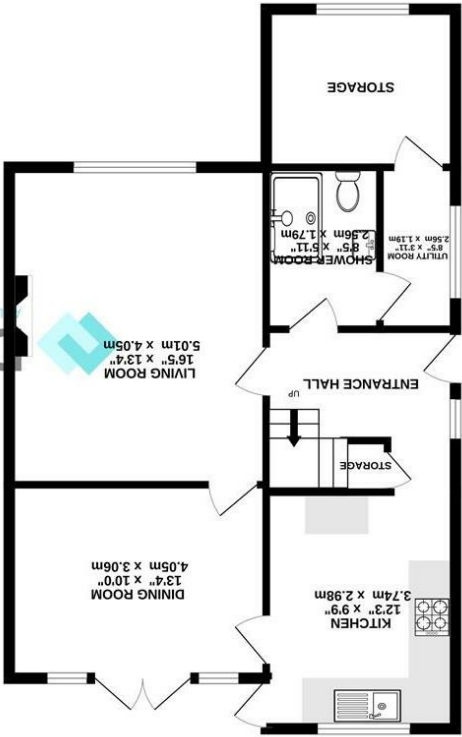
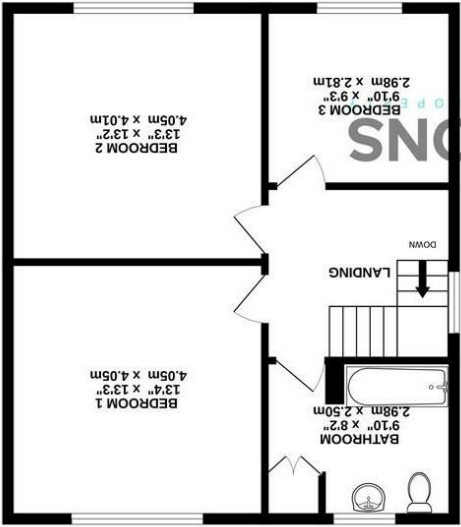


EPC



AREA MAP



FLOOR PLAN

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.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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109A Belgrave Road
Gorseinon, Swansea, SA4 6RE
Offers Around £335,000



GENERAL INFORMATION

Located on Belgrave Road in Gorseinon, Swansea, this delightful three-bedroom detached family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed kitchen and utility room, provide ample space for household chores and additional storage.

The property boasts a family bathroom and a modern downstairs shower room, ensuring that morning routines run smoothly for all residents. The three bedrooms provide space for families or those seeking extra room for guests or a home office.

Outside, the house features a driveway at the front, providing convenient off-road parking. The good-sized rear garden is a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

Additionally, this home is conveniently located close to two local primary schools, making it an excellent choice for families with young children. With its appealing features and prime location, this property is a fantastic opportunity for anyone looking to settle in a friendly community in Swansea.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
16'5" x 13'3" (5.01m x 4.05m)

Kitchen
12'3" x 9'9" (3.74m x 2.98m)

Dining Room
13'3" x 10'0" (4.05m x 3.06m)

Utility Room
8'4" x 3'10" (2.56m x 1.19m)

Shower Room
8'4" x 5'10" (2.56m x 1.79m)

Storage



First Floor

Landing

Bedroom 1
13'3" x 13'3" (4.05m x 4.05m)

Bedroom 2
13'3" x 13'1" (4.05m x 4.01m)

Bedroom 3
9'9" x 9'2" (2.98m x 2.81m)

Family Bathroom
9'9" x 8'2" (2.98m x 2.50m)

Parking
Driveway

Council Tax Band = D

EPC = C

Tenure
Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Virgin Media.
Mobile - There are no known issues with mobile coverage using the vendors current supplier.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

