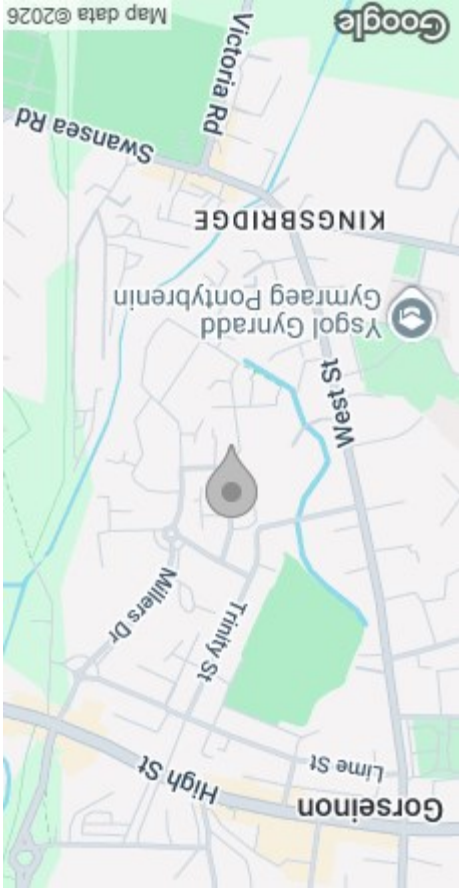
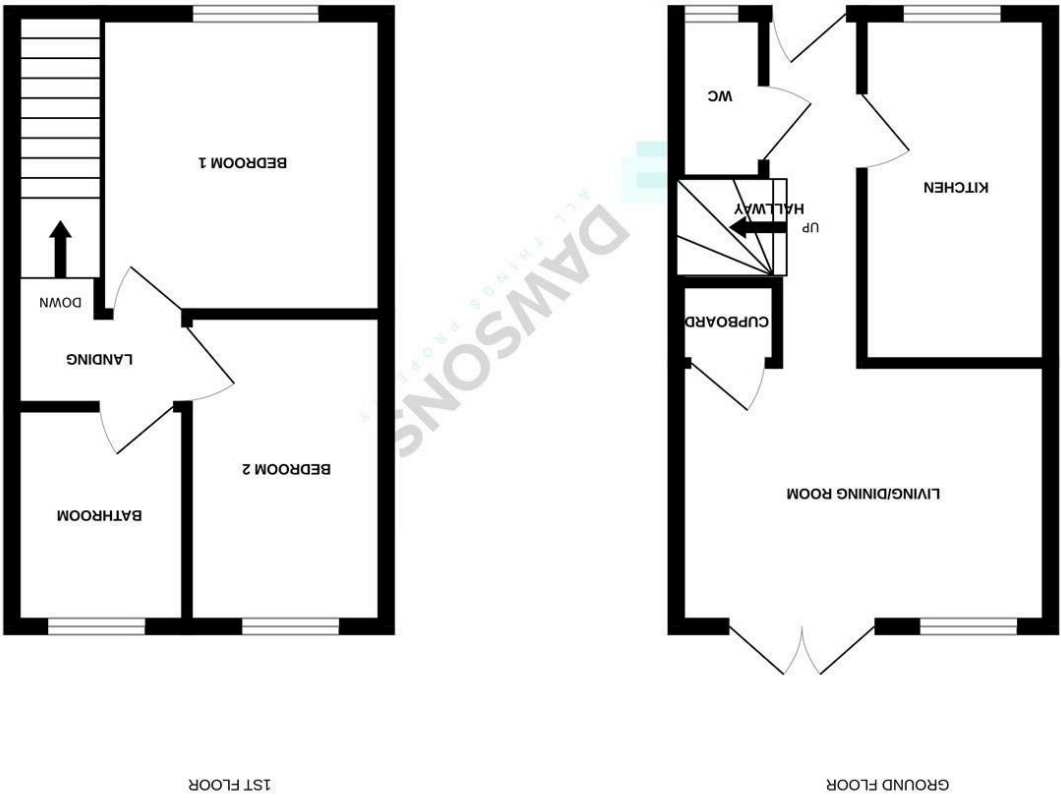


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2026



AREA MAP



11 Heol Banc Y Felin
Gorseinon, Swansea, SA4 4QJ
Offers Around £185,000



GENERAL INFORMATION

Offered to the market with no onward chain, this well-presented two-bedroom semi-detached home, situated within the popular Bryngwyn Development in Gorseionon.

Perfectly suited to first-time buyers, small families, or investors, the property offers well-proportioned accommodation throughout. The ground floor features a bright and welcoming reception room, ideal for entertaining, whilst the kitchen offers practical space for everyday living.

Upstairs, the property benefits from two bedrooms and a family bathroom. Externally, a standout feature is the driveway for ample off-road parking, with an additional two parking space to the rear of the property enough for several vehicles—a valuable addition that is rarely found with properties of this type.

Conveniently located close to a range of local amenities, including schools, shops, parks, and excellent transport links, the property is well positioned for day-to-day living and commuting. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway
3'3" x 11'9" (1.01 x 3.60)

W.C
2'11" x 5'7" (0.91m x 1.72m)

Kitchen
6'4" x 8'6" (1.94m x 2.61m)

Living Room
13'5" x 12'3" (4.09m x 3.74m)

First Floor

Landing
6'5" x 8'5" (1.97 x 2.57)



Family Bathroom
6'4" x 6'3" (1.95m x 1.91m)

Bedroom 1
8'10" x 10'1" (2.70m x 3.09m)

Bedroom 2
6'7" x 9'6" (2.02m x 2.90m)

Parking
Driveway to front and an additional parking space to the rear.

Council Tax Band = C

EPC = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.

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

