70 Swansea Road

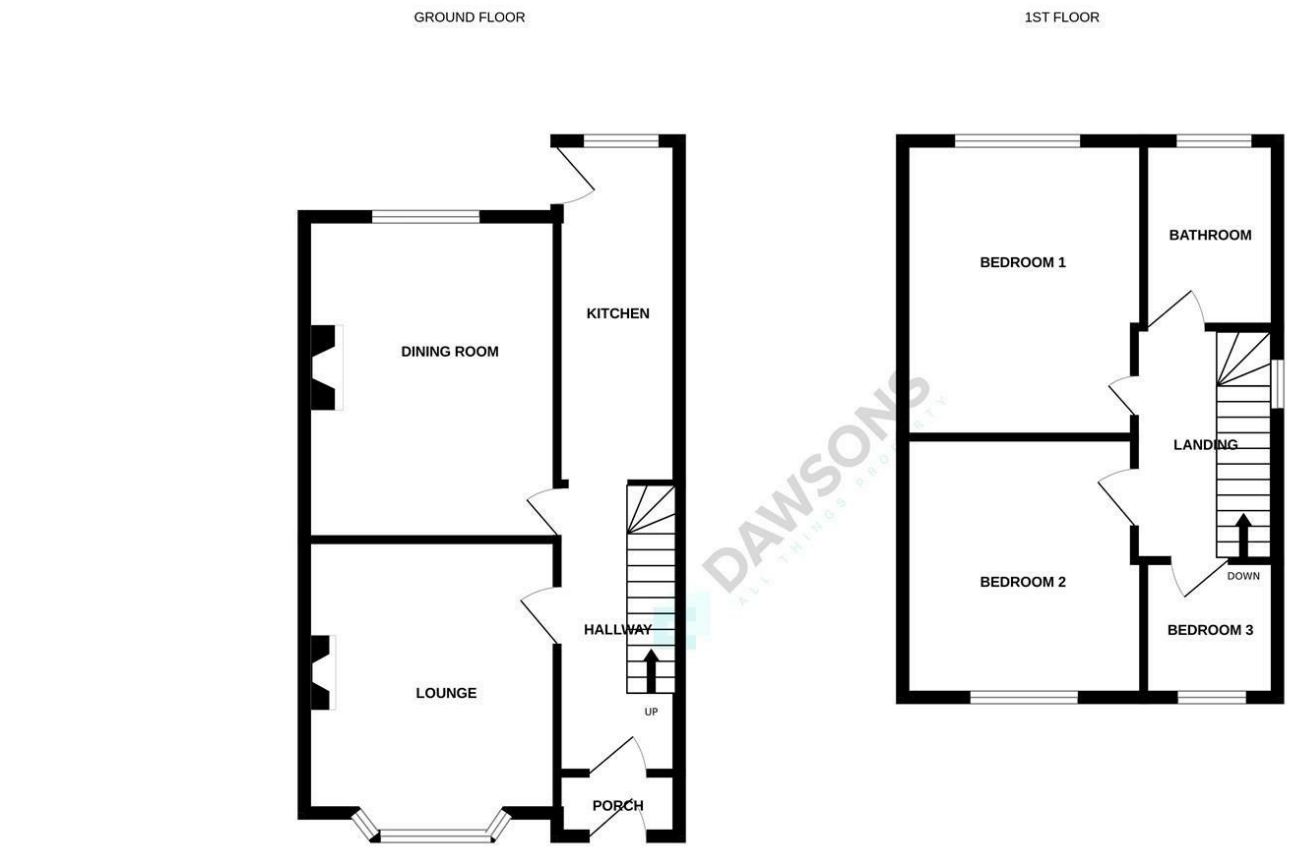
Gorseinon, Swansea, SA4 4HQ

Offers Around £200,000

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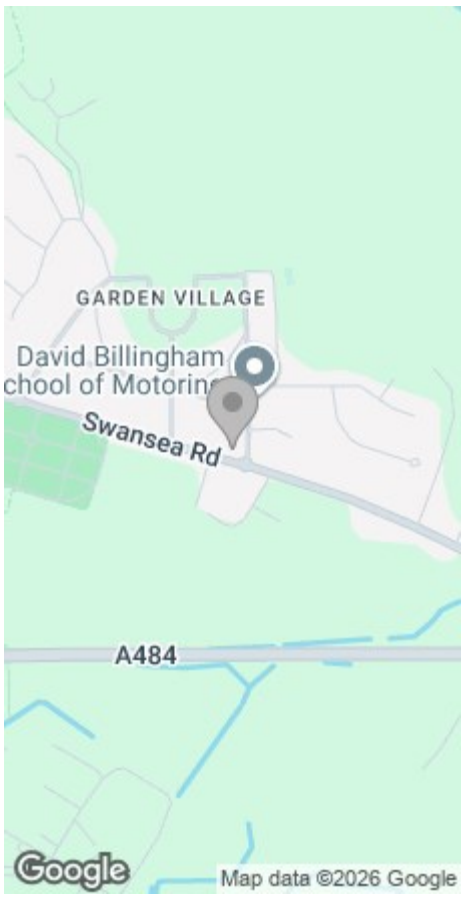


FLOOR PLAN

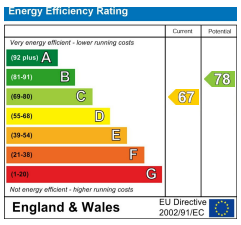


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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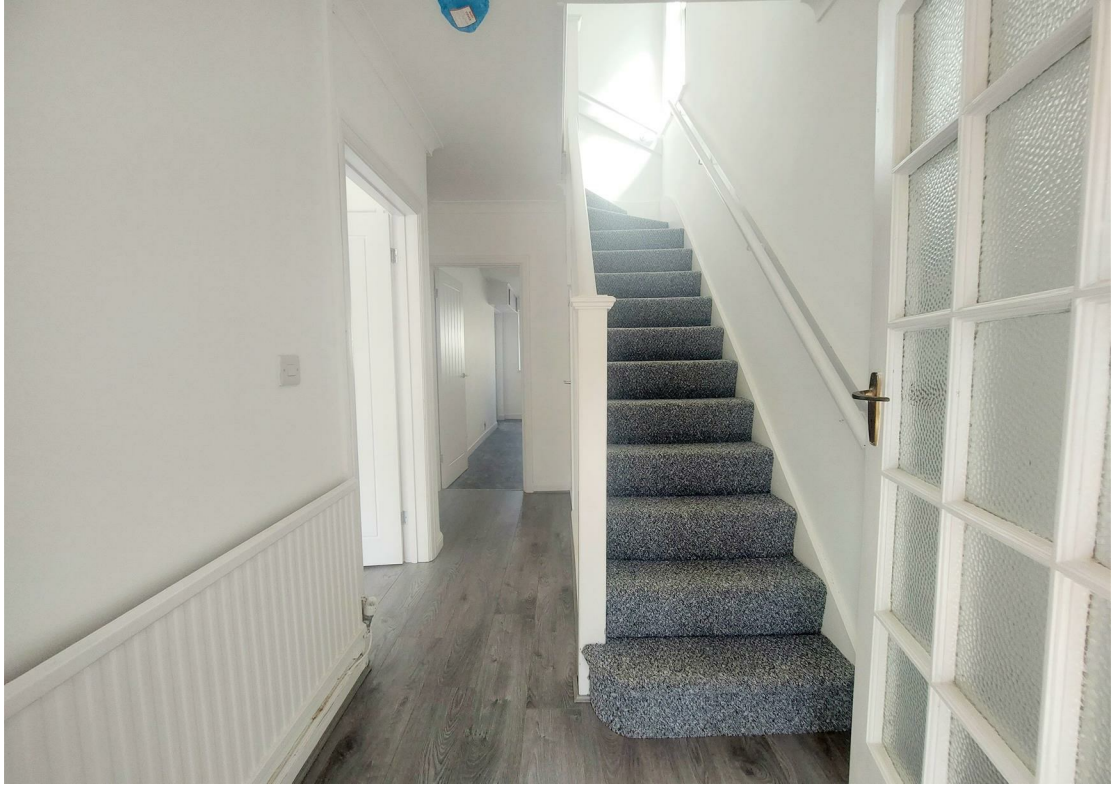
GENERAL INFORMATION

Situated in the highly sought-after area of Garden Village, this attractive three-bedroom semi-detached home is offered to the market with the added benefit of no onward chain, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize.

The property offers well-proportioned and versatile accommodation throughout, comprising three well-sized bedrooms and benefiting from a detached single garage, private driveway providing off-road parking, additional outside storage, an outdoor WC, and an enclosed rear garden, providing excellent space for both relaxing and entertaining.

Ideally positioned within easy reach of local amenities, well-regarded schools, transport links and nearby parks, this home combines a desirable location with excellent potential to create a wonderful long-term family home.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space, and opportunity.







FULL DESCRIPTION

Ground Floor

Entrance

Porch
5'4" x 2'3" (1.63m x 0.69m)

Hallway
11'11" x 5'7" (3.65m x 1.72m)

Lounge
11'0" x 10'6" (3.37m x 3.21m)

Dining Room
14'4" x 10'0" (4.37m x 3.05m)

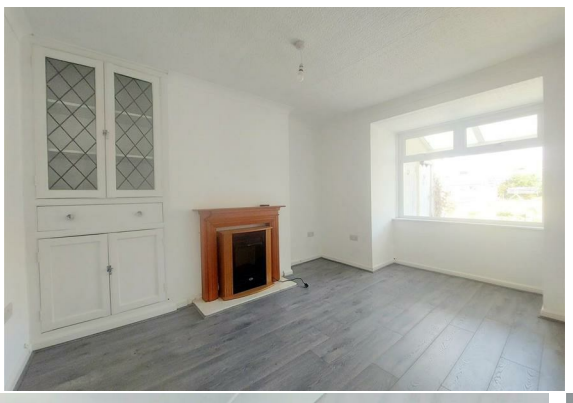
Kitchen
15'1" x 6'8" (4.60m x 2.05m)

First Floor

Landing













Bedroom 1
10'8" x 11'4" (3.26m x 3.46m)

Bedroom 2
10'8" x 11'4" (3.26m x 3.46m)

Bedroom 3
7'2" x 7'9" (2.20m x 2.37m)

Family Bathroom
6'11" x 6'0" (2.11m x 1.83m)

Parking
Driveway

Council Tax band = C

EPC = D

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





