

GENERAL INFORMATION

Situated on the outskirts of Gorseinon, Swansea, this well-presented three-bedroom mid-terrace property offers an excellent balance of comfort and convenience, just a short distance from the High Street and its range of shops, cafes, and local amenities.

The accommodation comprises two well-proportioned reception rooms, providing versatile living and entertaining space. To the rear, a modern fitted kitchen overlooks a neatly maintained garden, creating an attractive setting for everyday living. The garden itself offers a pleasant outdoor space, ideal for both relaxation and social use.

Upstairs, the property benefits from three generously sized bedrooms, suitable for families, guests, or home working, along with a centrally located bathroom for added practicality.

Externally, the property offers the significant advantage of rear parking for at least two vehicles. Its convenient location also provides easy access to the M4 corridor, making it well-suited for commuters, while nearby cycle routes cater to those with an active lifestyle.

This property represents an excellent opportunity for first-time buyers or families seeking a well-located home within a vibrant and well-served community.

FULL DESCRIPTION

Ground Floor

Hallway
11'1" x 3'5" (3.38 x 1.06)

Sitting/Dining Room
12'2" x 10'4" (3.72 x 3.15)

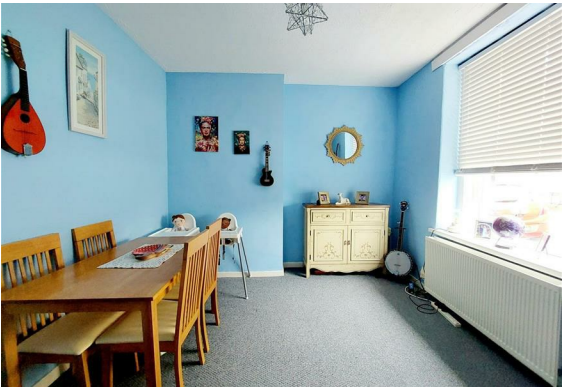
Lounge
10'0" x 16'0" (3.06 x 4.89)

Kitchen
8'11" x 10'5" (2.73 x 3.19)

Landing

Bedroom 1
10'5" x 8'11" (3.20 x 2.74)

Bedroom 2
13'8" x 7'11" (4.18 x 2.43)



Bedroom 3
10'4" x 7'10" (3.16 x 2.41)

Parking
2 parking spaces to the rear.

Shower Room
9'4" x 6'11" (2.85 x 2.13)

Council Tax band = B

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Sky (fibre)
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.

