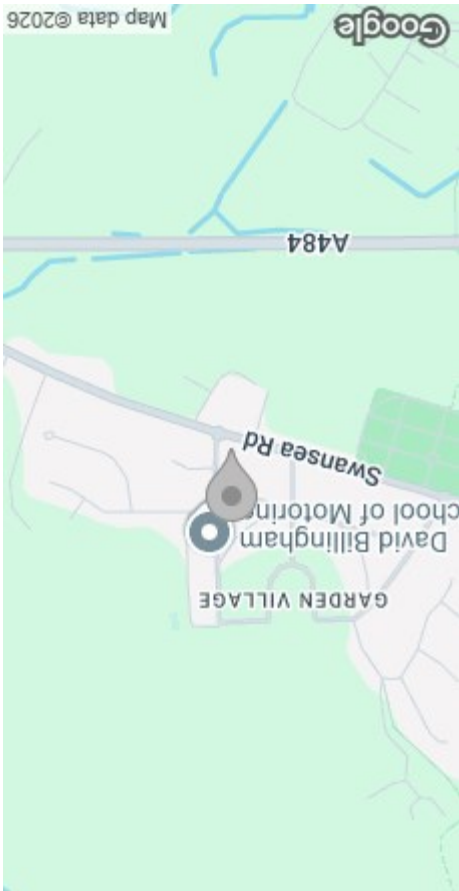
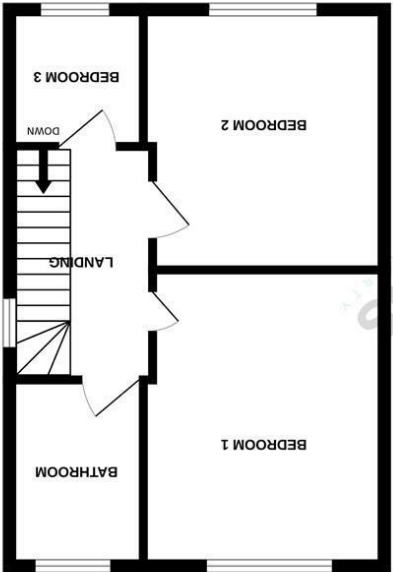


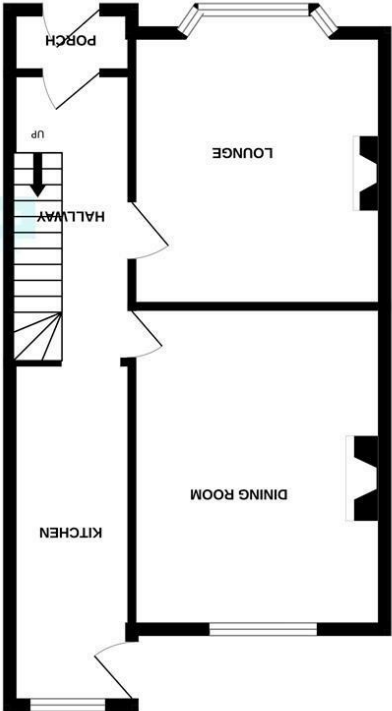
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



70 Swansea Road
Gorseinon, Swansea, SA4 4HQ
Offers Around £200,000



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 W/C, 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

