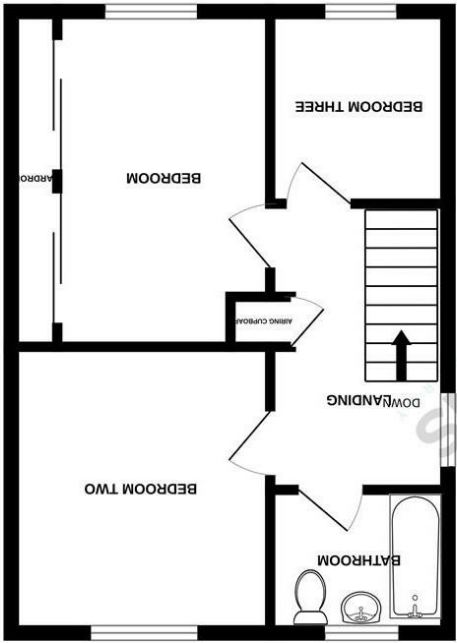
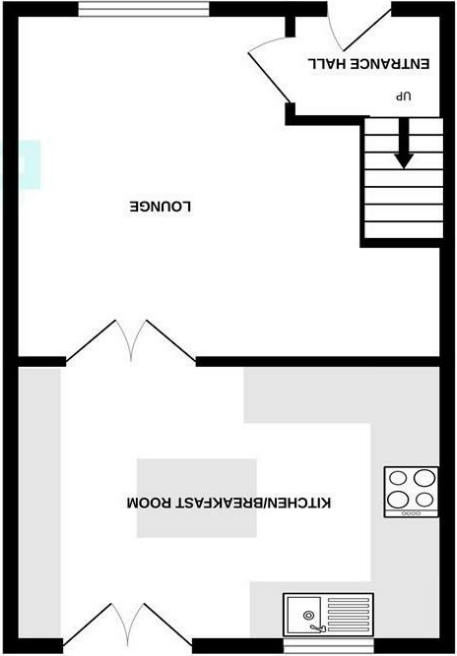


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

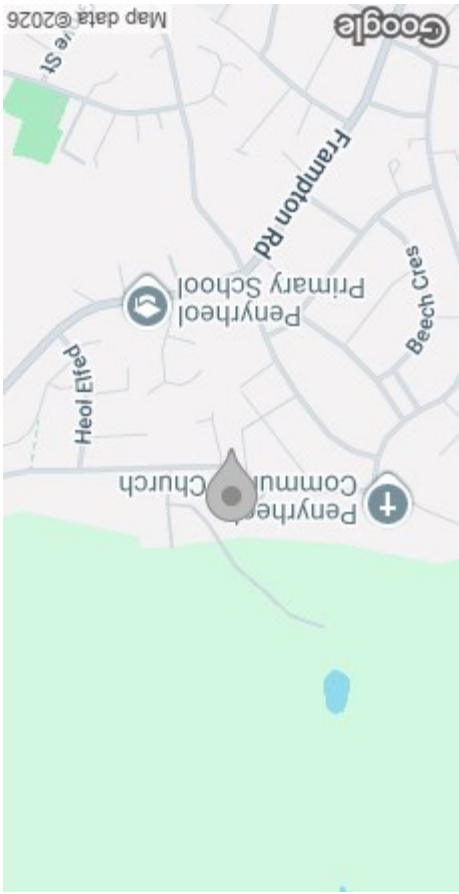
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



1ST FLOOR



GROUND FLOOR



AREA MAP

FLOOR PLAN



4 Clos Vernon Watkins
Gorseinon, Swansea, SA4 4DH
Offers Around £230,000



GENERAL INFORMATION

Clos Vernon Watkins in Gorseinon, Swansea, this well-presented three-bedroom semi-detached house in a quiet cul-de-sac offers a delightful family home. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The modern kitchen is designed for convenience and efficiency, making meal preparation a pleasure.

The low-maintenance back garden provides an ideal outdoor space for children to play or for hosting summer barbecues, allowing you to enjoy the fresh air without the burden of extensive upkeep. With three comfortable bedrooms, this home is well-suited for families or those seeking extra space.

Education is a priority in this area, as the property is conveniently located close to local schools, making the morning school run a breeze. Currently leasehold, the property will be converted to freehold upon completion, offering you greater ownership and peace of mind.

This charming home is a must-see for anyone looking to settle in a peaceful neighbourhood while still being close to essential amenities. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
13'0" x 13'10" (3.98m x 4.24m)

Kitchen/Breakfast Room
17'2" x 10'9" (5.24m x 3.28m)

First Floor

Landing

Bedroom 1
8'6" x 12'7" (2.60m x 3.84m)

Bedroom 2
10'4" x 11'1" (3.16m x 3.38m)



Bedroom 3
6'11" x 7'8" (2.12m x 2.36m)

Family Bathroom
5'5" x 6'6" (1.67m x 2.00m)

Parking
Driveway and Garage (2.61m x 5.18m)

Council Tax Band = C

EPC = D

Tenure
This property will be freehold on completion. (Leasehold. Terms 52 years remaining. Ground rent is £100.00 per annum)

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

