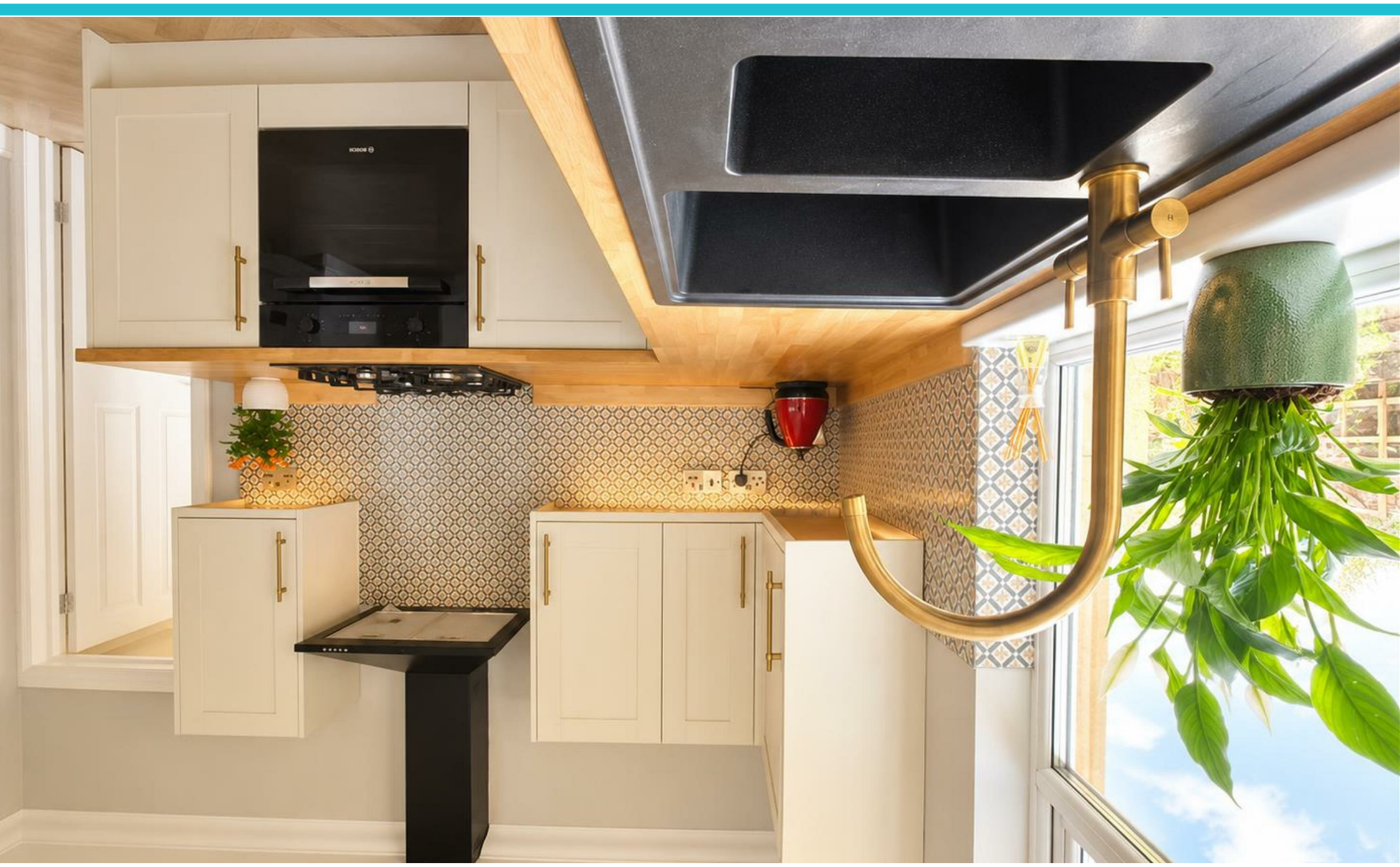
166 Alexandra Road

Gorseinon, Swansea, SA4 4PF

Offers Around £245,000

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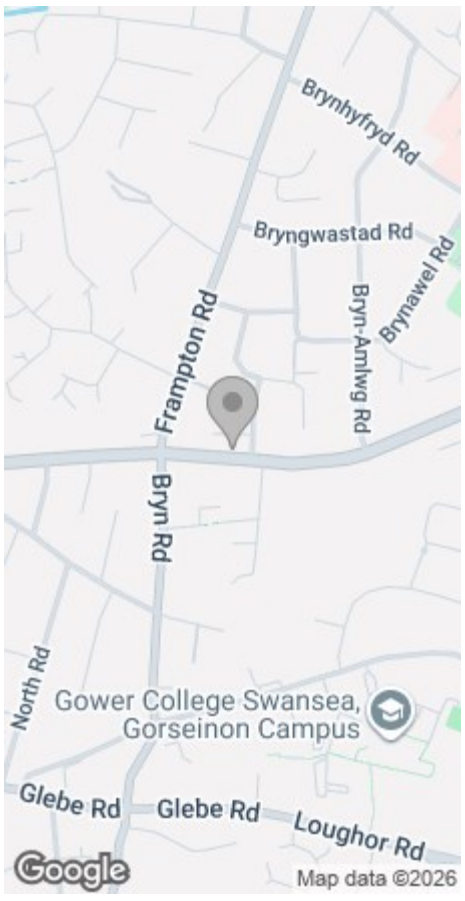


FLOOR PLAN

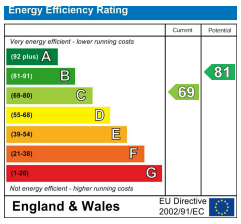


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 on Alexandra Road in Gorseinon, Swansea, this recently refurbished semi-detached house presents an excellent opportunity for first-time buyers or those seeking a delightful family home. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Upon entering, you will find a welcoming open-planned living/dining room that serves as the heart of the home, perfect for relaxation. The property also features a modern bathroom, brand new kitchen with integrated appliances and a generous sized utility room. The recent refurbishment has enhanced the property's appeal, making it a move-in ready option for prospective buyers.

One of the standout features of this home is the driveway located at the rear, providing parking for at least two vehicles, a valuable asset. It also benefits from being close to local amenities and transport links with easy links to the the M4 corridor.

Viewings are highly recommended to fully appreciate the charm and potential of this lovely home.







FULL DESCRIPTION

Ground Floor

Porch
4'5" x 5'0" (1.35 x 1.54)

Hallway
17'11" x 5'11" (5.48 x 1.81)

Living/Dining Room
24'11" x 10'9" (7.61 x 3.29)

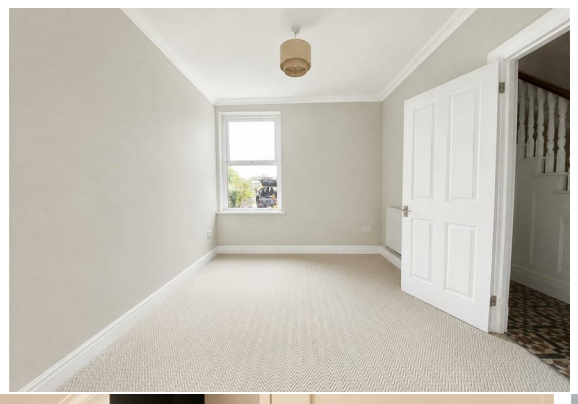
Kitchen
12'10" x 10'8" (3.93 x 3.27)

Utility Room
5'8" x 10'8" (1.74 x 3.26)

First Floor

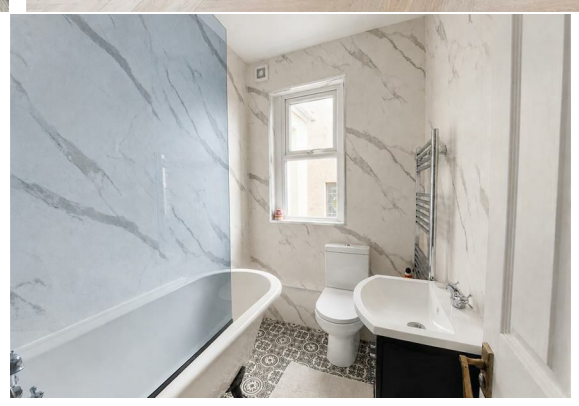
Landing













Bedroom 1
13'0" x 15'7" (3.97 x 4.76)

Bedroom 2
9'1" x 11'5" (2.79 x 3.50)

Bedroom 3
7'3" x 10'6" (2.23 x 3.22)

Family Bathroom
6'11" x 5'6" (2.11 x 1.69)

Parking
Driveway to the rear of the property for two vehicles

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





