14 Mabon Close

Gorseinon, Swansea, SA4 4GN

Offers Around £220,000

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DAWSONS
ALL THINGS PROPERTY

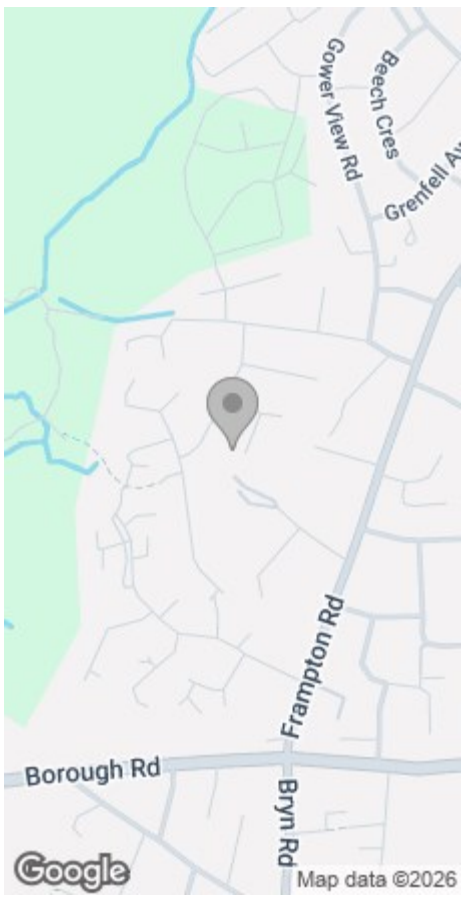


FLOOR PLAN

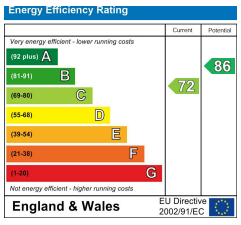


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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GENERAL INFORMATION

Nestled in the cul-de-sac of Mabon Close in Gorseinon, Swansea, this semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts two reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, the rear bedroom offers view of the estuary.

The house features a modern bathroom and an enclosed rear garden, perfect for enjoying the outdoors in privacy. Additionally, the property includes a driveway and a garage, accommodating several vehicles with ease. This convenient feature is particularly valuable in a quiet neighbourhood, ensuring peace and security.

The location is ideal for those seeking a peaceful lifestyle while remaining close to local amenities and transport links. Viewing this lovely property is highly recommended to fully appreciate its charm and potential. Don't miss the chance to make this delightful house your new home.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
14'2" x 13'5" (4.34m x 4.11m)

Dining Room
9'3" x 9'1" (2.84m x 2.79m)

Kitchen
10'4" x 7'3" (3.15m x 2.21m)

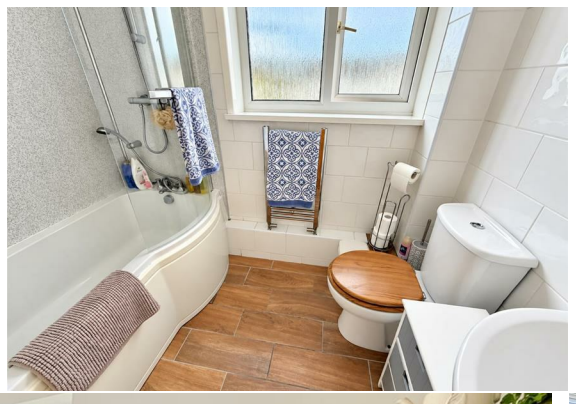
First Floor

Landing

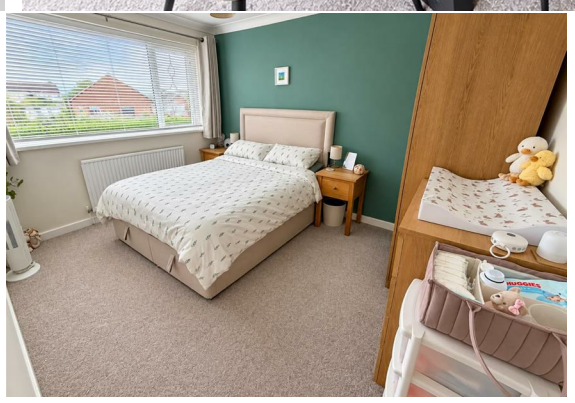
Bedroom 1
12'3" x 9'10" (3.75m x 3.01m)













Bedroom 2
11'9" x 9'0" (3.59m x 2.76m)

Bedroom 3
9'1" x 6'8" (2.78m x 2.05m)

Family Bathroom
7'4" x 5'5" (2.26m x 1.66m)

Parking
Detached Garage (5.96m x 3.66m)

Council Tax Band = C

EPC = C

Tenure
Freehold

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





