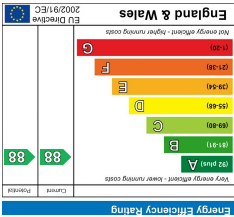


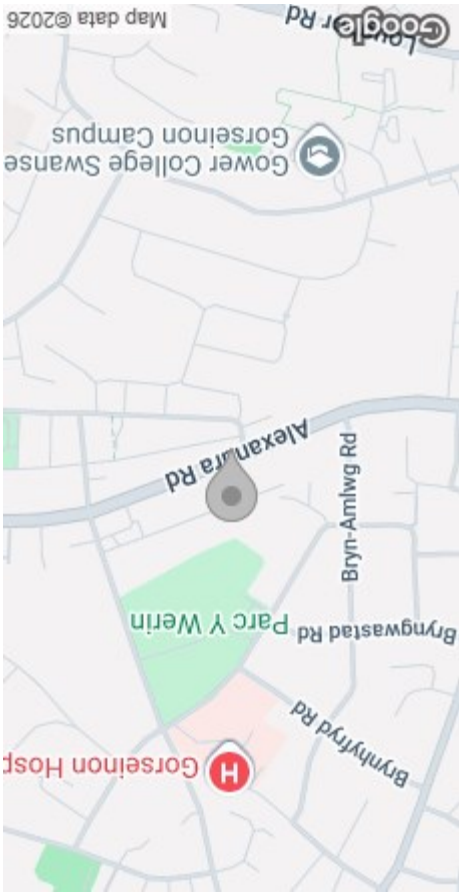
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 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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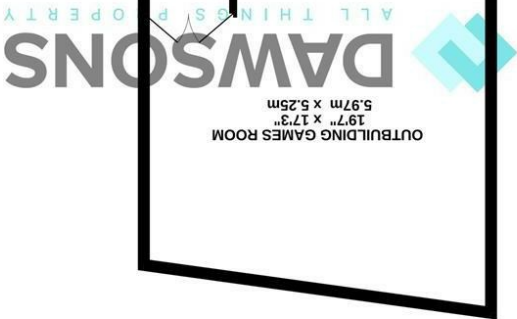
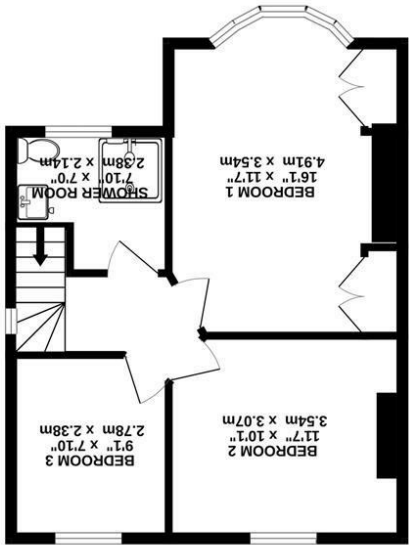
TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.



EPC



AREA MAP



FLOOR PLAN



117 Alexandra Road
Gorseinon, Swansea, SA4 4NX
Offers Over £315,000

3 1 1 B

GENERAL INFORMATION

Situated on Alexandra Road in Gorseinon, Swansea, this delightful three-bedroom detached family home offers a perfect blend of comfort and convenience. With its close proximity to local amenities, this property is ideal for families seeking a vibrant community atmosphere.

You are welcomed into a spacious open-plan kitchen and dining room, perfect for family gatherings and entertaining guests. The property boasts a convenient shower room and an additional W.C., catering to the needs of a busy household.

One of the standout features of this home is the impressive outbuilding, which can serve as a games room or a man cave, offering a versatile space for hobbies or socialising. The enclosed rear garden provides a safe and private outdoor area for children to play or for hosting summer barbecues with friends and family.

Completing this property is a driveway at the front, providing off-road parking for your convenience. This charming home is not just a place to live and in a desirable location. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

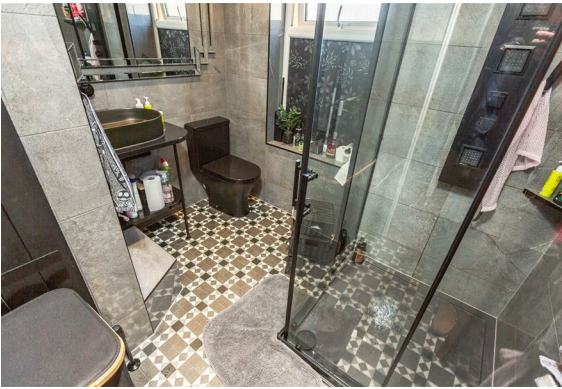
Living Room
12'11" x 11'7" (3.96m x 3.54m)

W.C
4'0" x 2'9" (1.24m x 0.84m)

Kitchen/Dining Room
20'0" x 19'10" (6.12m x 6.07m)

First Floor

Landing



Bedroom 1
16'1" x 11'7" (4.91m x 3.54m)

Bedroom 2
11'7" x 10'0" (3.54m x 3.07m)

Bedroom 3
9'1" x 7'9" (2.78m x 2.38m)

Shower Room
7'9" x 7'0" (2.38m x 2.14m)



Outbuilding
19'7" x 17'2" (5.97m x 5.25m)

Parking

Council Tax Band = D

EPC = B

Tenure

Freehold

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.

Additional Information

The property has EV charging.

