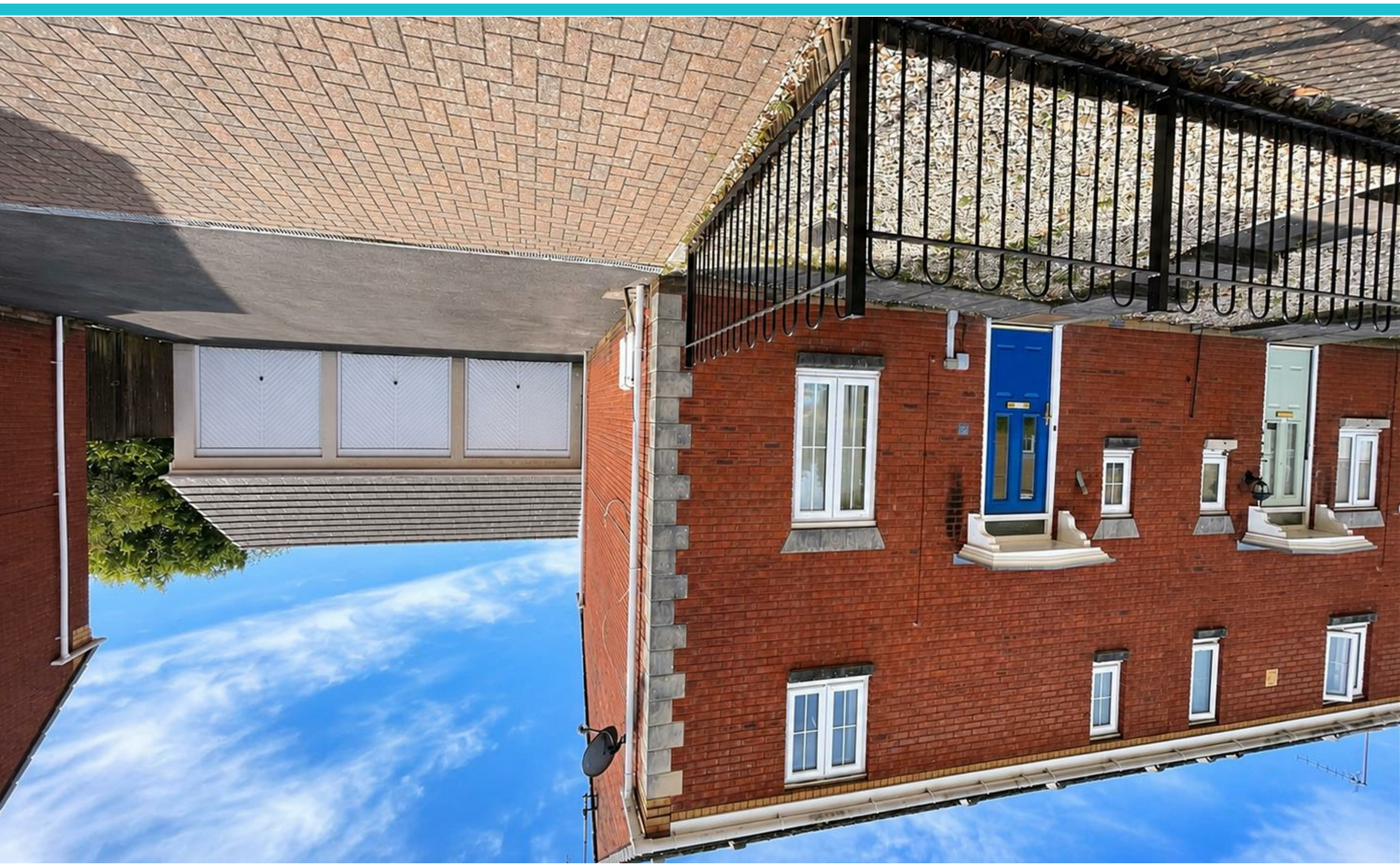
57 Six Mills Avenue

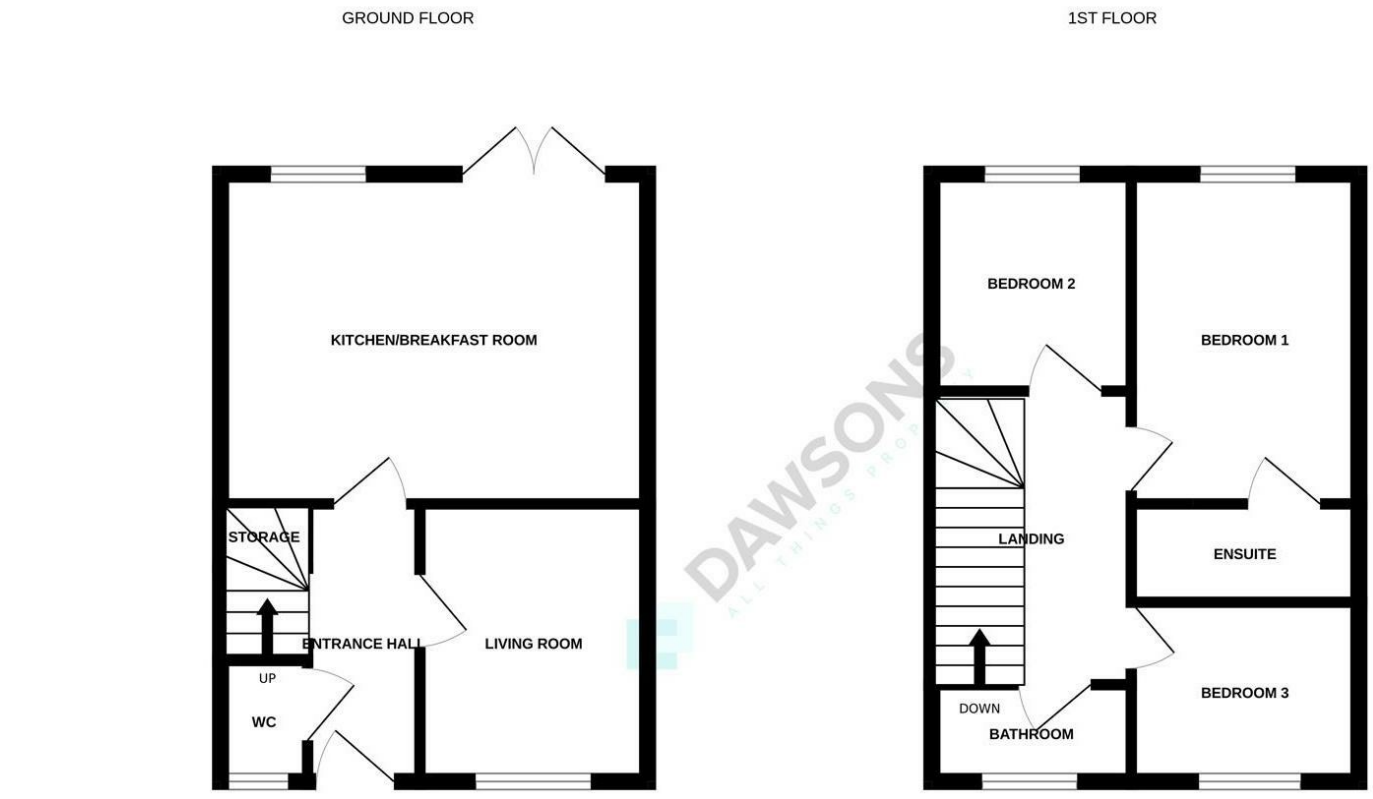
Gorseinon, Swansea, SA4 4QD

Offers Over £200,000

3 | 2 | 1 | C

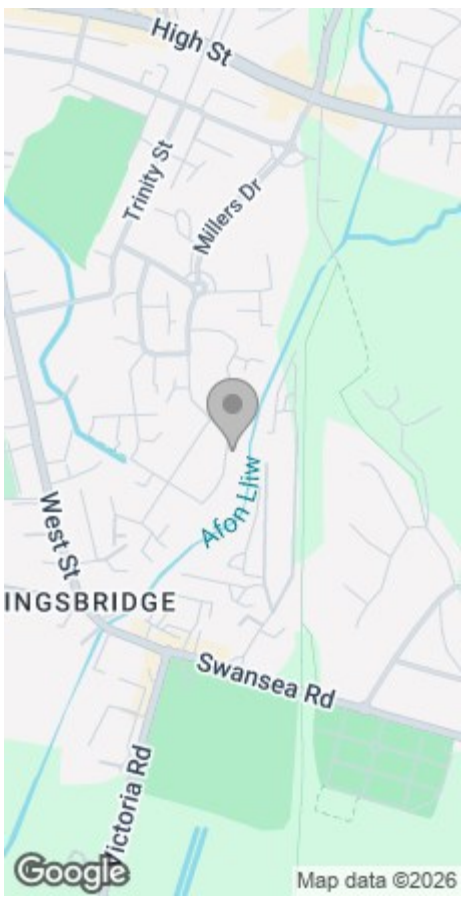


FLOOR PLAN

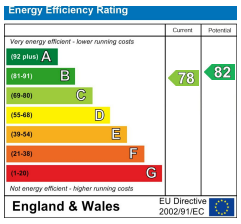


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

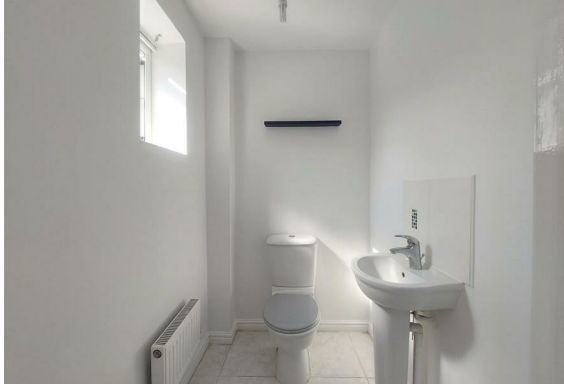
Welcome to this three-bedroom end-terrace property located on Six Mills Avenue in Gorseinon, Swansea. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers.

Upon entering, you will find a separate lounge that provides a cosy space for relaxation and entertaining. The heart of the home is the open-plan kitchen and breakfast room, which is perfect for family gatherings and casual dining.

This property boasts three well-proportioned bedrooms, ensuring plenty of space for everyone. The master bedroom features an ensuite shower room, providing added privacy and convenience. Additionally, there is a family bathroom and a convenient ground floor W.C, catering to the needs of a busy household. The property also benefits from a garage and a driveway that accommodates two vehicles, providing ample parking options.

With no onward chain, this home is ready for you to move straight in and start making memories. Its excellent location in Gorseinon means you are close to local amenities, schools, and transport links, Don't miss your chance to view this property and envision your future here.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

W.C
4'11" x 4'3" (1.51 x 1.31)

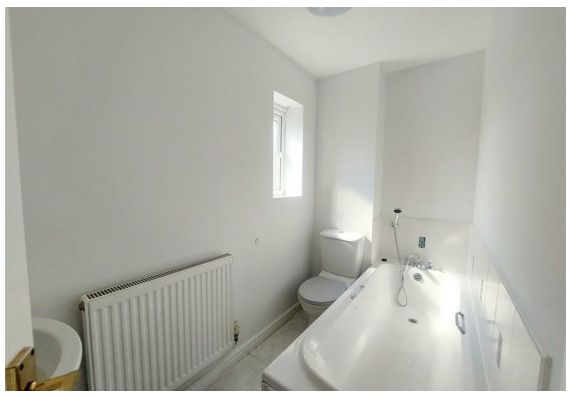
Lounge
9'6" x 12'7" (2.91 x 3.86)

Kitchen/Breakfast Room
7'10" x 18'6" (2.39 x 5.66)

First Floor

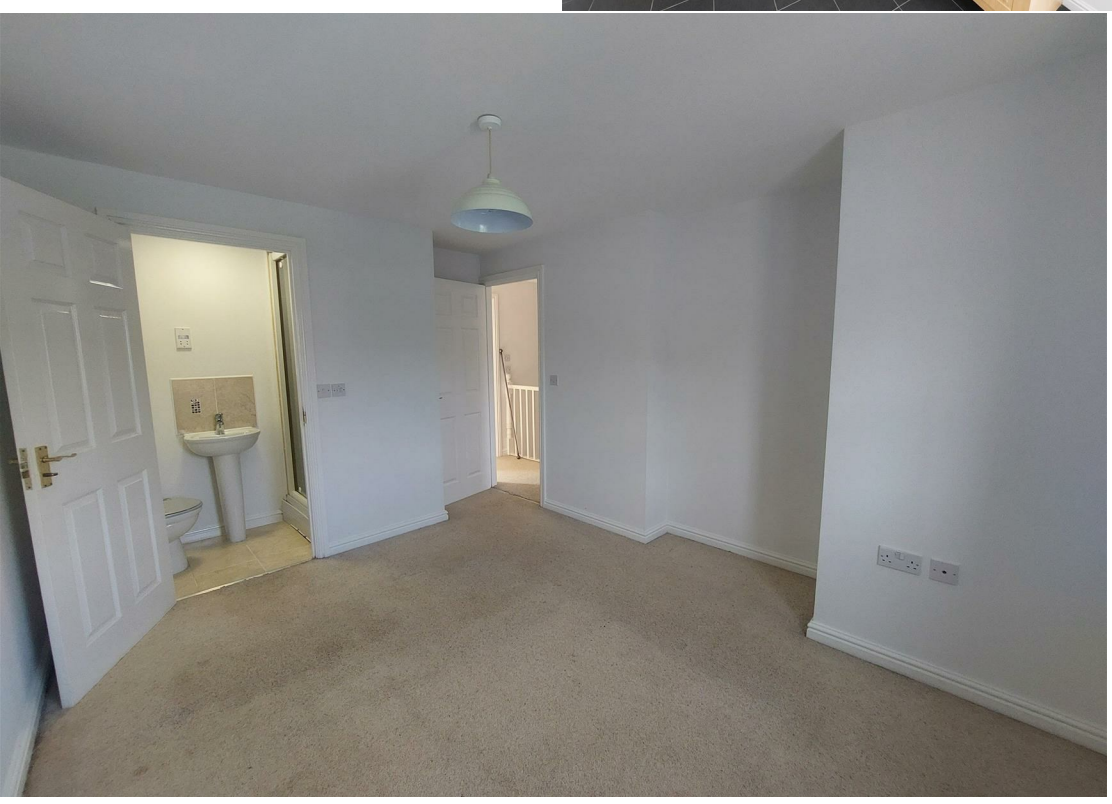
Landing

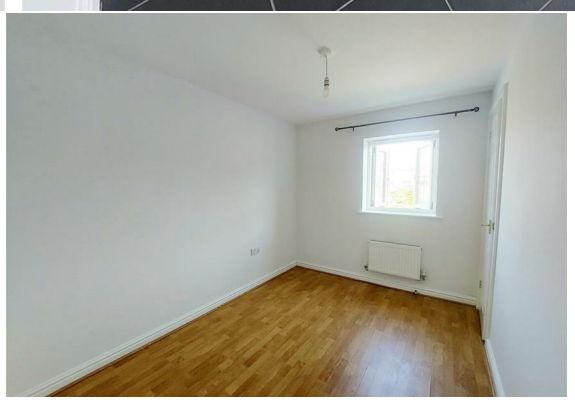
Bedroom 1
10'7" x 11'10" (3.23 x 3.61)













Shower En-suite
2'10" x 6'8" (0.88 x 2.05)

Bedroom 2
10'4" x 7'7" (3.15 x 2.33)

Bedroom 3
9'7" x 6'0" (2.94 x 1.83)

Family Bathroom
8'6" x 4'3" (2.61 x 1.31)

Parking
Driveway for two vehicles and a Garage

Tenure

Council Tax band = D

EPC = C

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





