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FRESH
Estate & Letting Agents







Pencaecrwn Road, Gorseinon, Swansea, SA4 4FU

Asking Price: £195,950

- Extended Traditional Built Semi Detached Property
- Off Road Driveway Parking
- Freehold Title
- No Forward Chain
- A Must See Property
- Two Reception rooms
- Good Size Enclosed Rear Garden
- Popular And Convenient Residential Area
- Four Bedrooms

Tel 01792 464757 Email sales@freshsales.co.uk

FRESH We deliver on Service ...

Entrance

Entered via double glazed front door to small porch with half tiled walls, coving and opening to:-

Hallway

With staircase giving access to the first floor and doors to:-

Lounge

4.142m x 3.705m (13' 7" x 12' 2")
With coving, double glazed bay window to front access and opening to:-

Dining Room

3.647m x 4.421m (12' 0" x 14' 6")
With beech effect laminate flooring, shelf space to recess, understairs storage cupboard space, double glazed window to the rear and door to:-

Kitchen

3.151m x 3.920m (10' 4" x 12' 10")
Fitted with a range of matching base and wall units in beech high gloss with wood effect roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, Rangemaster double oven, grill and hot plate with 5 ring gas hob, plumbing for automatic washing machine, wall mounted boiler (supplying domestic hot water and gas central heating), coving, plumbing for both automatic washing machine and tumble drier, space for fridge freezer, double glazed windows to side and rear aspect and opening to:-

Rear Lobby

With double glazed door giving access to side and rear garden and further door to:-

Cloakroom

0.933m x 1.013m (3' 1" x 3' 4")
A two piece suite comprising low level W.C, wash hand basin, half tiled walls and double glazed frosted window to rear aspect.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

3.093m x 3.118m (10' 2" x 10' 3")
With fitted wardrobes, beech effect laminate flooring, coving and double glazed window to front aspect.

Bedroom Two

3.656m x 3.051m (12' 0" x 10' 0")
With beech effect laminate flooring and double glazed tilt and turn window to rear aspect.

Bedroom Three

3.159m x 2.102m (10' 4" x 6' 11")
With double glazed window to side aspect.

Bedroom Four

With double glazed window to front aspect.

Bathroom

2.099m x 2.121m (6' 11" x 7' 0")
A three piece suite in white comprising panel bath with electric shower over, low level W.C, wash hand basin, heated chrome towel rail, fitted shelves to recess and double glazed frosted window to side aspect.

External

Low maintenance front garden with Welsh slate chippings. Driveway parking for at least 2 vehicles, gate then giving access to a larger than average level and enclosed and secure rear garden laid mainly to lawn with mature hedge and fenced boundaries and paved patio area.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.







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Important Fee Information

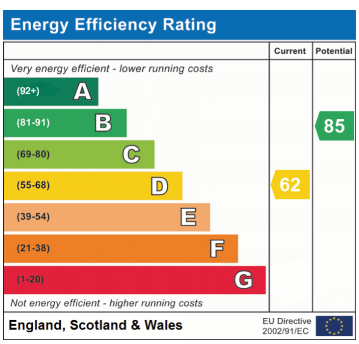
A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
85
England, Scotland & Wales
EU Directive 2002/91/EC


Llannon
dwelly
Pontarddulais
Pontardawe
Clydach
Burry Port
Llanelli
Gorseinon
Morriston
Neath
Briton Ferry
Swansea
Blackpill