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Estate & Letting Agents



132/132a West Street, Gorseinon, Swansea, SA4 4AG

Asking Price: £159,950

- Extended End Of Terrace Property Arranged As Two Self Contained 2 Bed Apartments
- Popular And Sought After Residential Area
- Excellent Investment Opportunity For Dual Rental Income
- Added Advantage Of A Detached Lock Up Garage





Tel 01792 464757 Email sales@freshsales.co.uk

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Ground Floor Apartment

Entrance Porch

Entered via double glazed front door giving access to small hallway and door to:-

Bedroom One

3.77m x 3.61m (12' 4" x 11' 10")
With double glazed window to front aspect and door to:-

Inner Hallway

With doors to:-

Bedroom Two

3.86m x 4.33m (12' 8" x 14' 2")
With light oak effect laminate flooring and two double glazed windows to side aspect.

Lounge/Dining Room

5.22m x 2.41m (17' 2" x 7' 11")
A good size light and airy room with light oak effect laminate flooring, double glazed window to side aspect and doors to:-

Kitchen

3.00m x 2.64m (9' 10" x 8' 8")
A fitted modern kitchen designed to be as functional as it is stylish. The space boasts a generous selection of matching base and wall units finished in a contemporary light grey, perfectly complemented by sleek chrome handles. The colour-coordinated roll-top work surfaces provide an abundance of preparation space, incorporating a high-quality single drainer stainless steel sink unit with modern hot and cold mixer taps.
The kitchen features a built-in electric cooker with grill, a 4-ring hob, and a matching extractor fan overhead, alongside dedicated plumbing for an automatic washing machine and a wall-mounted boiler supplying efficient domestic hot water and gas central heating. These amenities are framed by stylish part-tiled walls and tile-effect laminate flooring and double glazed window and door to the rear.

Shower Room

2.25m x 1.66m (7' 5" x 5' 5")
A three piece suite in white comprising a one and a half corner base walk in glazed shower cubicle housing chrome mains shower, low level WC, wash hand basin, part tiled walls, tile effect cushion flooring, extractor fan and double glazed frosted window to rear aspect.

First Floor Apartment

Entered via double glazed side door, staircase giving access to:-

First Floor Landing

With doors to :-

Kitchen

3.03m x 2.43m (9' 11" x 8' 0")
A modern fitted kitchen with a selection of base units and drawer space in light grey with chrome handles, colour coordinated roll top work surface space and preparation area incorporating a single drainer stainless steel sink unit, plumbing for automatic washing machine, built in fan assisted electric cooker with grill and 4 ring hob, part tiled walls, tile effect cushion flooring and double glazed window to side aspect.

Shower Room

2.38m x 1.13m (7' 10" x 3' 8")
A three piece suite comprising glazed walk in shower cubicle housing chrome mains shower, wash hand basin, low level WC, wall mounted boiler supplying domestic hot water and gas central heating, extractor fan and tile effect cushion flooring.

Lounge

3.51m x 2.72m (11' 6" x 8' 11")
With double glazed window to front aspect.

Bedroom One

3.79m x 3.25m (12' 5" x 10' 8")
With double glazed window to rear aspect.

Bedroom Two

2.56m x 1.87m (8' 5" x 6' 2")
With double glazed window to front aspect.







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External

To the rear of the property is a low-maintenance yard featuring a paved patio area, providing a pleasant communal outdoor space for both flats. The property further benefits from a detached lock-up garage fitted with roller doors.

Agent's Note

EPC Ratings
132 - EPC Rating D, Actual 60, Potential 72
132a - EPC Rating D, Actual 61, Potential 73

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.

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.

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 advisers

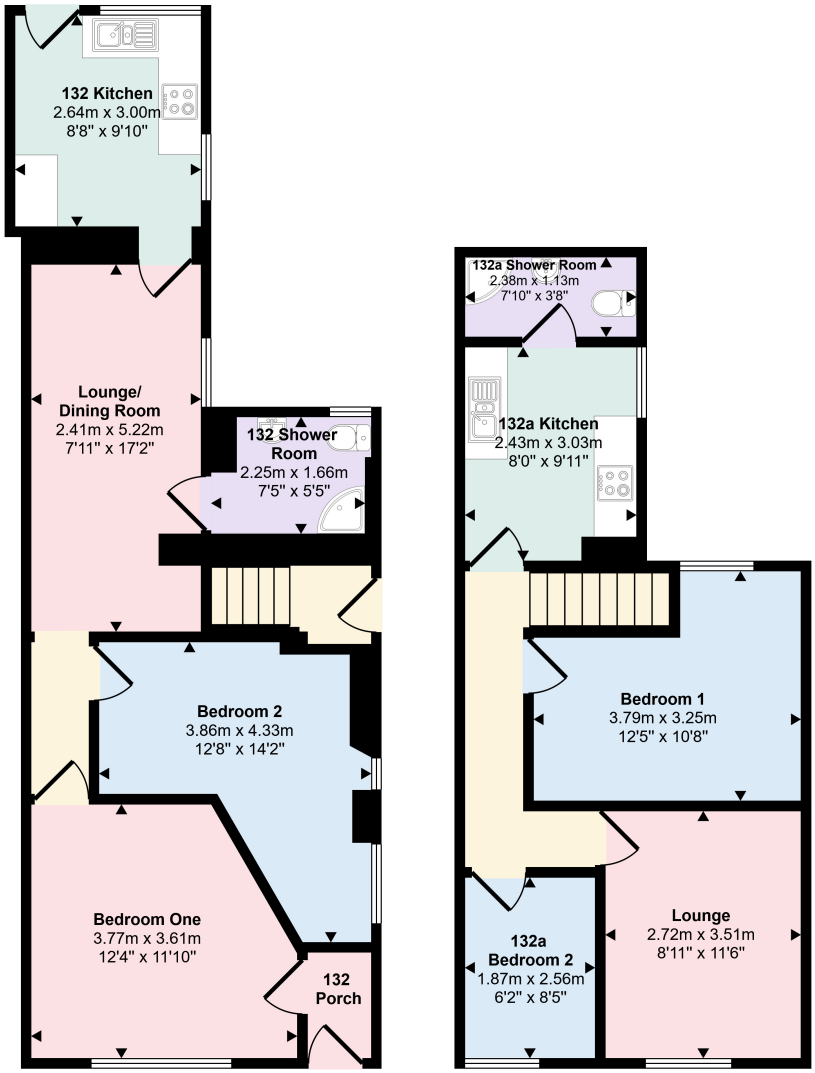






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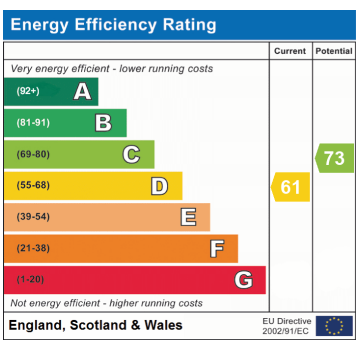
Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft

First Floor
Approx 43 sq m / 464 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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