



4 Brynhyfryd Road, Gorseinon, Swansea, SA4 4XP

Asking Price: £230,000

- A Three Bedroom Semi Detached Property
- Two Bathrooms
- Popular And Sought After Residential Area
- Close To all Local Shops And Amenities
- Recently Refurbished To A High Standard Throughout
- Family Lounge And Conservatory
- Driveway Parking
- A Must See Property To Appreciate



Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor, LVT light oak flooring and solid oak doors to:-

Lounge

With continued LVT flooring, feature electric fire within marble fire place and matching hearth and double glazed window to front aspect.

Utility Room

A practical utility room with plumbing for an automatic washing machine and tumble dryer, complemented by a useful work surface with a preparation area above. The room benefits from a double-glazed window to the side aspect and stylish herringbone LVT flooring, and provides access/opening to:-

Kitchen

A superbly appointed, fully fitted contemporary kitchen, finished to a high standard and offering a generous range of matching base and wall units with excellent drawer storage, all in a sleek high-gloss cream finish complemented by striking black handles. A colour-coordinated work surface provides ample preparation space and incorporates a single drainer sink unit with a hot and cold mixer tap over.

The space is further enhanced by stylish herringbone-effect LVT flooring, adding a contemporary yet timeless finish underfoot while offering durability and ease of maintenance, perfectly suited to modern family living. The kitchen is well equipped with integrated appliances including a Lamona fan-assisted electric oven, matching microwave, a five-ring ceramic hob with a stylish black extractor canopy above, and an integrated dishwasher. There is also space for an American-style fridge/freezer, making this an ideal setup for modern family living and entertaining. Further benefits include contemporary spotlighting and a double-glazed window to the side aspect, allowing for good natural light and enhancing the bright, airy feel of the space.

Shower Room

Step into a sleek, contemporary shower room designed with both style and comfort in mind. This modern three-piece suite features a spacious walk-in shower cubicle with a triple-base design, complete with a luxurious twin-head chrome shower for a spa-like experience. A glazed side screen adds a refined, open feel while keeping the space practical. The vanity wash hand basin offers both elegance and useful storage, complemented by a low-level W.C for a clean, streamlined look. Stylish Respatex wall panels provide a polished finish that's easy to maintain, while inset spot lighting enhances the bright, modern atmosphere. A heated chrome towel rail adds the perfect finishing touch, bringing warmth and everyday convenience to this beautifully appointed space.

Conservatory

The principal reception room is a standout feature of the property, offering a bright and spacious setting that forms the true focal point of the home. Built on a solid brick plinth, the space benefits from double-glazed windows that flood the room with natural light, creating an airy and inviting atmosphere throughout the day. A durable polycarbonate strengthened roof enhances year-round usability while maintaining a light-filled feel. The interior is finished with a continuous herringbone-effect LVT flooring, adding a touch of modern elegance and practicality. Double-glazed French doors open seamlessly onto the rear garden, creating a natural extension of the living space and offering excellent indoor-outdoor flow—ideal for entertaining or relaxing in a private setting.

First Floor Landing

Master Bedroom

With built in storage cupboard space, half pine panel feature wall and double glazed window to front aspect.

Bedroom Two

With textured ceiling and double glazed window looking onto the rear garden.

Bedroom Three

With textured ceiling and double glazed window to front aspect.



Family Bathroom

Step into a bright and well-appointed bathroom, thoughtfully designed for both comfort and practicality. This space features a classic three-piece suite in crisp white, including a panelled bath with sleek chrome hot and cold mixer taps and an attached shower head—perfect for both relaxing soaks and refreshing starts to the day. A low-level W.C. and a stylish vanity wash hand basin provide everyday convenience, while easy-care Respatex wall finishes offer a clean, modern look with minimal maintenance.

Natural light filters beautifully through double-glazed frosted windows to both the rear and side aspects, ensuring privacy without compromising on brightness.

External

To the front of the property is a driveway providing parking for at least two vehicles, complemented by a neatly presented front garden laid to lawn. A side gate provides access to a generous, level and fully enclosed rear garden, designed for ease of maintenance and outdoor enjoyment.

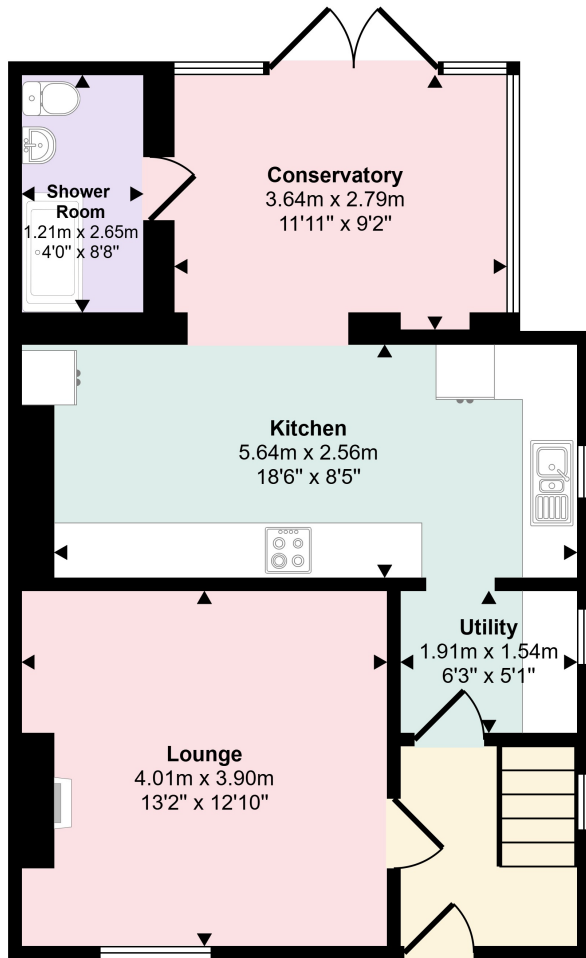
The rear garden features a concrete patio area, ideal for seating and entertaining, with the remainder laid to lawn and finished with attractive Cotswold stone chippings. The space is fully enclosed with fenced boundaries, offering a good degree of privacy. Additional benefits include an outdoor tap, external lighting, and two useful garden sheds, providing excellent storage solutions.

Disclaimer

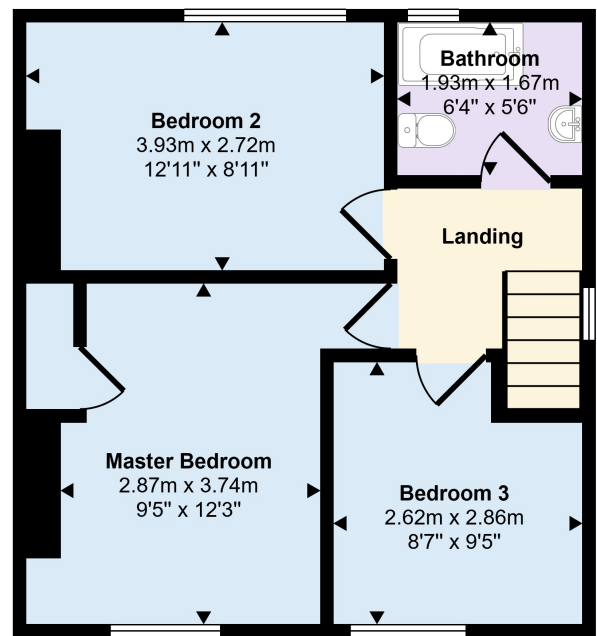
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



Approx Gross Internal Area
95 sq m / 1023 sq ft



Ground Floor
Approx 55 sq m / 597 sq ft



First Floor
Approx 40 sq m / 426 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.

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		
England, Scotland & Wales	66	76
EU Directive 2002/91/EC		

