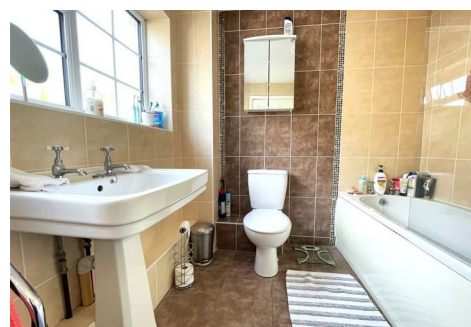




7 Sandringham Close, Gorseinon, Swansea, SA4 6HU

£260,000

Video tour available

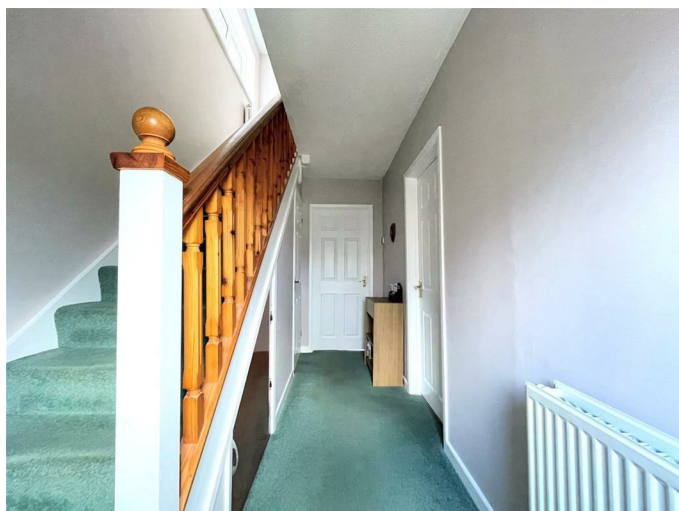
We are pleased to offer for sale this four bedroom semi detached property located in a sought after area of Gorseinon, in a Cul-de-sac location. Close to local amenities, schools and shops. With good access to the M4, Swansea City Centre and Llanelli.

The accommodation comprises to the ground floor a hall with staircase leading to first floor, WC, living room, dining room and kitchen with door leading to rear garden. The first floor a landing with staircase to the second floor, two bedrooms, office and bathroom. To the second floor there are two bedrooms and a storage cupboard. Externally to the front of the property there is a lawned area, patio and gravelled area leading to front door. Shared driveway to the side of the property with garage. To the rear of the property there is an enclosed garden with lawned area. Ideal family home.

The Accommodation Comprises

Ground Floor

Hall



Entered via front door, staircase leading to the first floor, fitted carpet, radiator.

WC



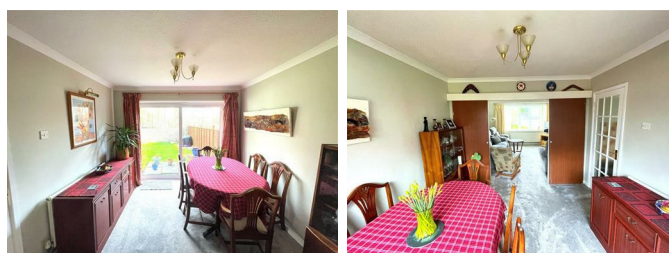
Fitted two piece suite comprising wash hand basin and WC. Frosted double glazed window to side, fitted carpet.

Living Room 13'1" x 12'6" (3.98m x 3.81m)



Double glazed bow window to front, sliding door to dining room, fitted carpet, radiator.

Dining Room 10'4" x 10'0" (3.14m x 3.04m)



Sliding doors leading to rear garden, fitted carpet, radiator.

Kitchen 10'4" x 8'10" (3.14m x 2.70m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, plumbing for washing machine and dishwasher, space for cooker. Double glazed window to rear, tiled flooring, door to the rear, radiator.

First Floor

Landing

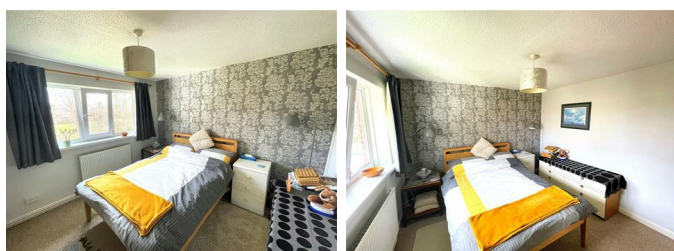
Frosted double glazed window to side, staircase leading to the second floor, storage cupboard.

Bedroom 1 13'1" x 9'11" (4.00m x 3.03m)



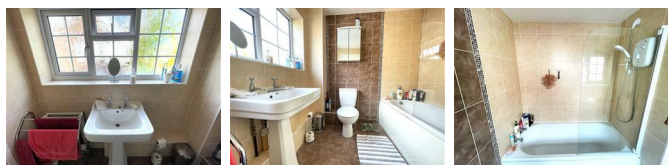
Double glazed window to front, fitted wardrobes, fitted carpet, radiator.

Bedroom 2 10'4" x 11'2" (3.14m x 3.41m)



Double glazed window to rear, fitted carpet, radiator.

Bathroom



Fitted three piece suite comprising bath with shower over, wash hand basin and WC. Frosted double glazed window to side, tiled walls and flooring, radiator.

Office 7'6" x 8'10" (2.28m x 2.70m)

Double glazed window to front, fitted carpet, radiator.

Second Floor

Landing

Skylight to front of the property.

Bedroom 3 9'11" x 9'2" (3.03m x 2.80m)



Double glazed window to rear, laminate flooring, radiator.

Bedroom 4 22'10" x 9'2" (6.97m x 2.79m)



Double glazed window to rear, skylight, laminate flooring, radiator.

Storage

Storage cupboard.

External

Externally to the front of the property there is a lawned area, patio and gravelled area leading to front door. Shared driveway to the side of the property with garage.

Rear Garden



To the rear of the property there is an enclosed garden with lawned area.

Tenure

Freehold

Council Tax – D (2022/2023 - £1782.44 MIN)

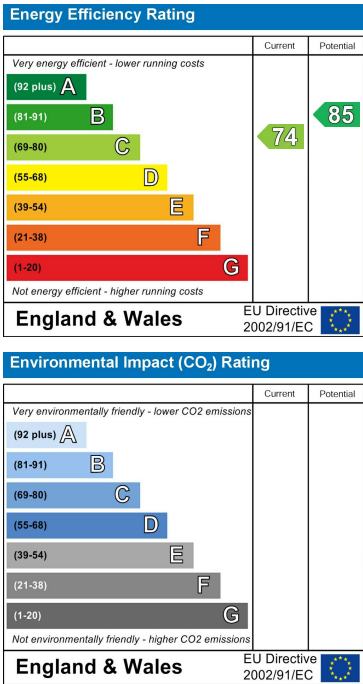
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation 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.