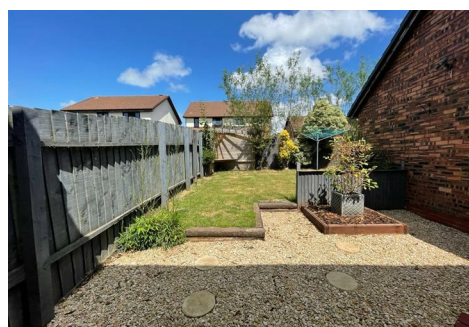




8 Heol Penycae, Gorseinon, Swansea, SA4 4ZB

£187,500

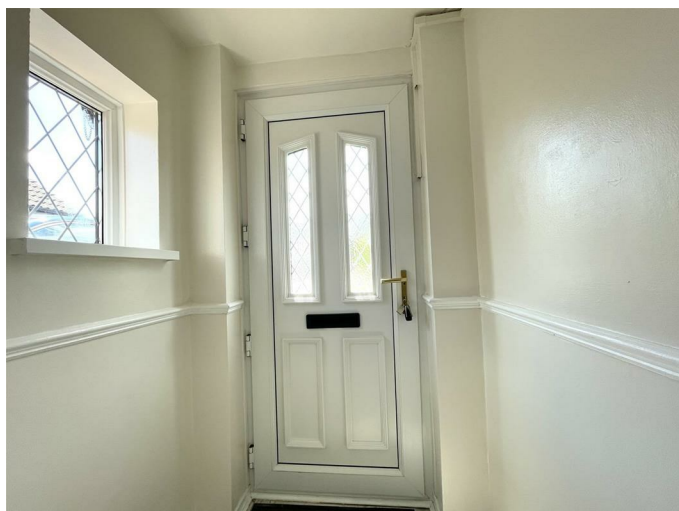
*** Video tour available***

We have the pleasure in offering for sale a three bedroom semi detached property situated in a cul-de-sac in the popular area of Gorseinon. Close to local shops, amenities, schools and Gorseinon College with great transport links to Fforestfach Retail Parc, Swansea City Centre and the M4. The accommodation comprises to the ground floor of an entrance porch, living room, kitchen/dining room with doors leading to garden. To the first floor you will find three bedrooms and a bathroom. Externally to the front of the property there is a good size driveway leading to garage, lawn area with mature shrubs. The rear has an enclosed garden with gravelled area, wooden step leading to a good size lawn with mature shrubs.

The Accommodation Comprises

Ground Floor

Porch



Entered via front door, double glazed window to side, vinyl flooring.

Living Room 13'1" x 15'3" (3.99m x 4.64m)



Gas fireplace with tiled and wooden surround, staircase leading to the first floor, double glazed window to front, vinyl flooring, radiator.

Kitchen/Dining Room 8'11" x 15'3" (2.71m x 4.64m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, built-in electric cooker and ceramic hobs with extractor hood over, plumbing for washing machine, space for an American style (double) fridge/freezer. Double glazed window to rear, double doors leading to rear garden, vinyl flooring, radiator.

First Floor

Landing

Double glazed window to side, laminate flooring.

Bedroom 1 11'7" x 9'1" (3.53m x 2.77m)



Double glazed window to front, laminate flooring, radiator.

Bedroom 2 10'5" x 9'1" (3.17m x 2.77m)



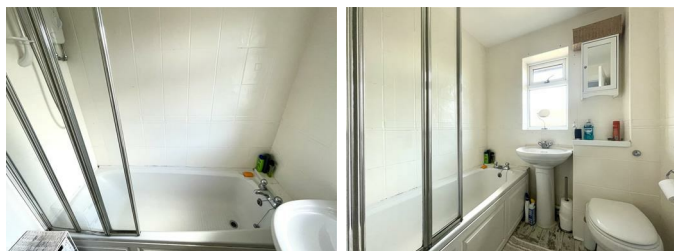
Double glazed window to rear, built-in mirror fronted wardrobe, laminate flooring, radiator.

Bedroom 3 6'11" x 5'11" (2.10m x 1.80m)



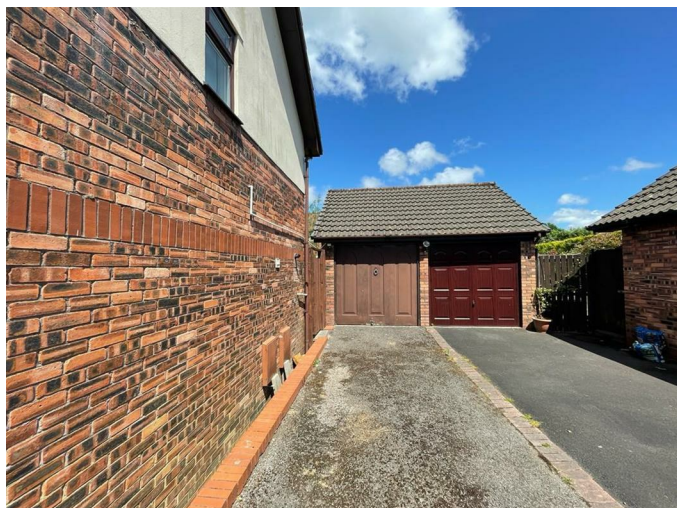
Double glazed window to front, laminate flooring, radiator.

Bathroom



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

Garage



Up and over garage door.

External



To the front of the property is a lawned garden with a good size driveway leading to garage.

Rear Garden



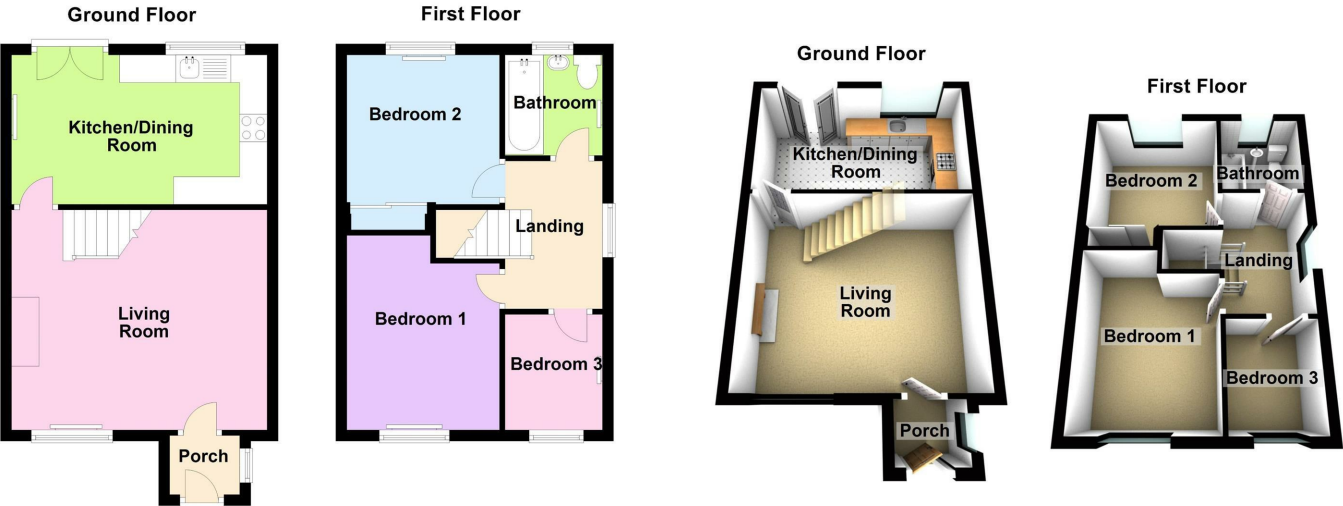
To the rear of the property you will find an enclosed garden with gravelled area, wooden step leading to a good size lawn with mature shrubs.

Tenure

Freehold

Council Tax – C (2022/2023 - £1,584 (Min)

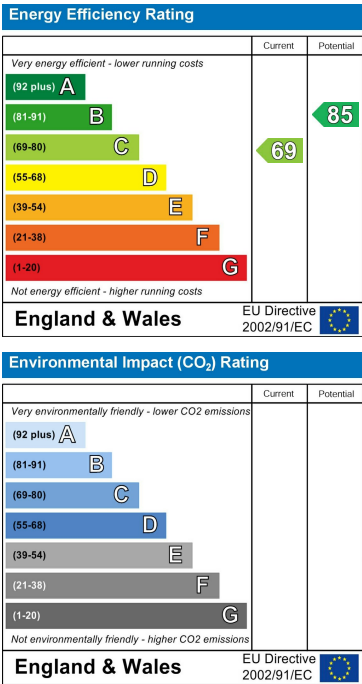
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.