

43 Heol Y Pibydd, Gorseinon, Swansea, SA4 4HB

£196,000

This delightful semi detached house presents an excellent opportunity for first-time buyers and families alike. Offered for sale with no chain, this property is part of a popular development, ensuring a welcoming community atmosphere. Upon entering, you are greeted by a hallway leading into the living room that flows effortlessly into a generous kitchen and dining area, perfect for both entertaining and family gatherings. Double doors lead you to the rear garden, creating a seamless indoor-outdoor living experience. The ground floor also features a convenient WC, enhancing the practicality of the home. As you ascend to the first floor, you will discover three bedrooms, including a master suite complete with an en-suite bathroom for added privacy. A family bathroom serves the remaining bedrooms. The exterior of the property boasts a driveway to the front, along with side access to the rear garden. The south-east facing garden is designed for low maintenance, featuring a paved patio area and steps leading to a decking area, ideal for enjoying sunny afternoons or hosting barbecues. Conveniently located near local amenities and excellent transport links, this home offers everything you need within easy reach. This well-maintained property is truly a gem, and we highly recommend scheduling a viewing to fully appreciate all it has to offer. Don't miss out on the chance to make this lovely house your new home.

Freehold with be purchased on completion.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, staircase leading to first floor, laminate flooring, radiator.

Living Room 14'2" x 9'10" (4.31m x 3.00m)



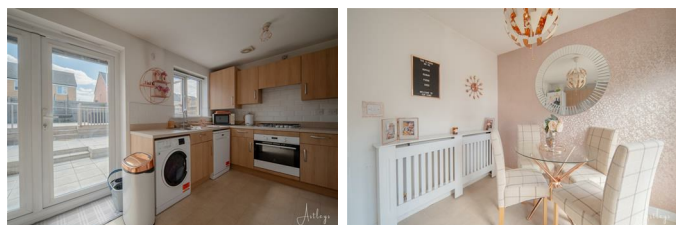
Double glazed window to front, laminate flooring, radiator.

Kitchen/Dining Room 8'8" x 15'2" (2.63m x 4.62m)



Fitted with a range of matching wall and base units, complemented by ample worktop space. Features a 1+1/2 bowl stainless steel sink with mixer tap and designated spaces for a fridge/freezer, dishwasher and washing machine. Includes a built in electric oven and a four ring gas hob. A double glazed window to the rear, while double glazed French doors open out to the garden, with vinyl flooring and a wall mounted radiator.

Another Aspect Of The Kitchen/Dining Room



WC



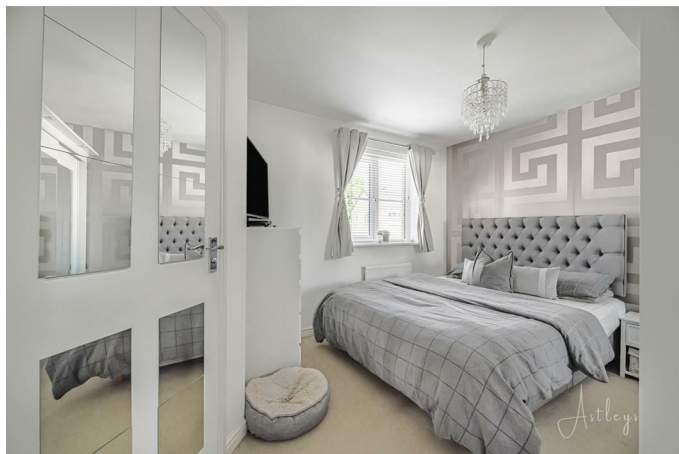
Fitted two piece suite comprising a wash hand basin and WC. Frosted double glazed window to front, splashback, vinyl flooring, radiator.

First Floor

Landing

Storage cupboard, access to loft, fitted carpet.

Bedroom 1 10'2" x 10'4" (3.09m x 3.16m)



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

En-suite Shower Room



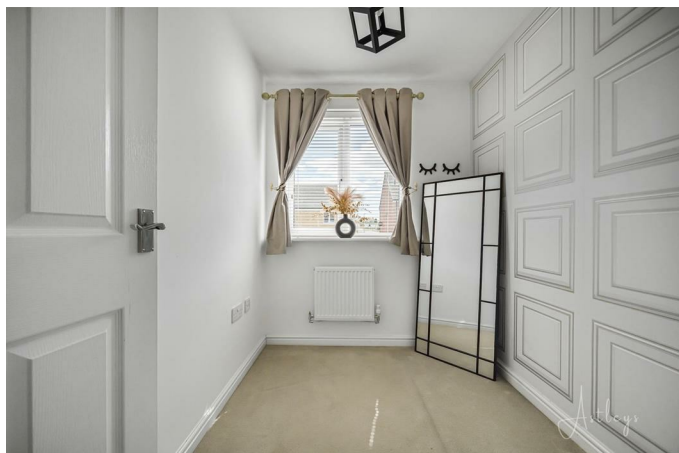
Fitted three piece suite comprising shower, a wash hand basin and WC. Double glazed window to front, vinyl flooring, radiator.

Bedroom 2 6'5" x 9'1" (1.95m x 2.78m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 6'5" x 5'5" (1.95m x 1.65m)



Double glazed window to rear, fitted carpet, radiator.

Bathroom



Fitted a three piece suite comprising a bath, wash hand basin and WC. A frosted double glazed window to the rear, finished with tiled splashbacks, vinyl flooring and a radiator.

External



Externally, the front of the property features two allocated parking spaces for added convenience.

Rear Garden



Aerial Images



Agents note

Tenure - The seller will purchase the Freehold and will be a freehold property on Completion

Service Charge Remus £213.70 2025

Council Tax Band - D

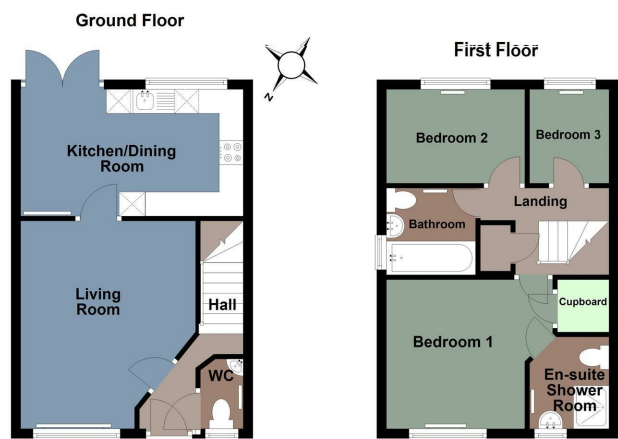
Services - Mains electric. Mains sewerage. Mains Gas. Water Meter/Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

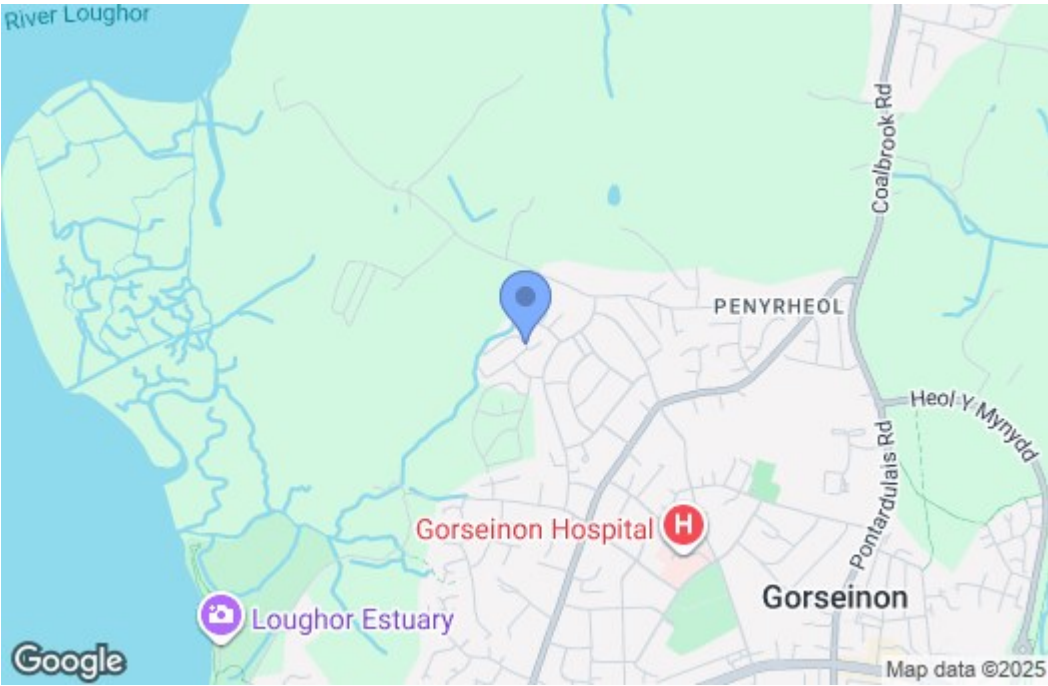
Broadband - Basic 4 Mbps, Superfast 41 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

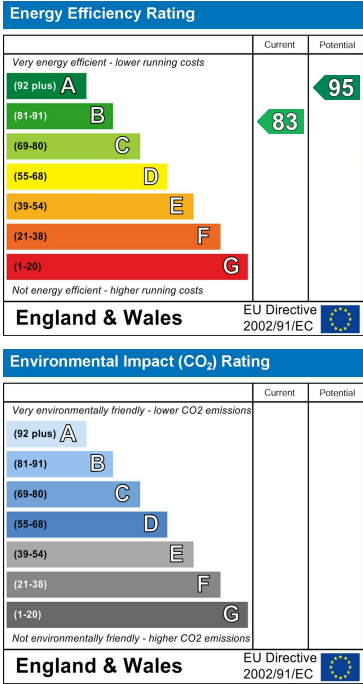
Floor Plan



Area Map



Energy Efficiency Graph



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