



35 High Street, Gorseinon, Swansea, SA4 4BT

£140,000

This three-bedroom mid-terrace property offers an excellent opportunity for first time buyers or those seeking a buy-to-let investment, with the added benefit of rear parking. The ground floor comprises a spacious lounge/dining room, providing a flexible living space, along with a fitted kitchen and bathroom. To the first floor are three bedrooms and a separate WC, offering practical family accommodation. Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, as well as rear parking — a valuable feature for a property of this type. Ideally located within walking distance of Gorseinon town centre, the property is close to a wide range of local amenities, schools, and transport links, with the

M4 motorway just a short drive away, making it ideal for commuters.

A fantastic opportunity to secure a conveniently located home or investment.

The Accommodation Comprises

Ground Floor

Hall

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

Lounge/Dining Room 22'5" x 12'0" (6.83m x 3.65m)



Double glazed window to front, double glazed double doors to the rear garden, two radiators, doorway leading into the kitchen.



Kitchen 10'8" x 8'10" (3.25m x 2.70m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for washing machine, built-in electric oven and four ring electric hob with pull out extractor hood over, understairs storage cupboard, double glazed window to side. opening the the rear hallway.

Rear Porch

Laminate flooring, door to the bathroom and a double glazed door leading to the rear garden.

Bathroom



Piece suite comprising bath with shower over, wash hand basin and WC. Heated towel rail, frosted double glazed window to side.

First Floor

Landing

Cupboard with boiler, radiator, access to loft.

Bedroom 1 11'7" x 15'9" (3.54m x 4.79m)

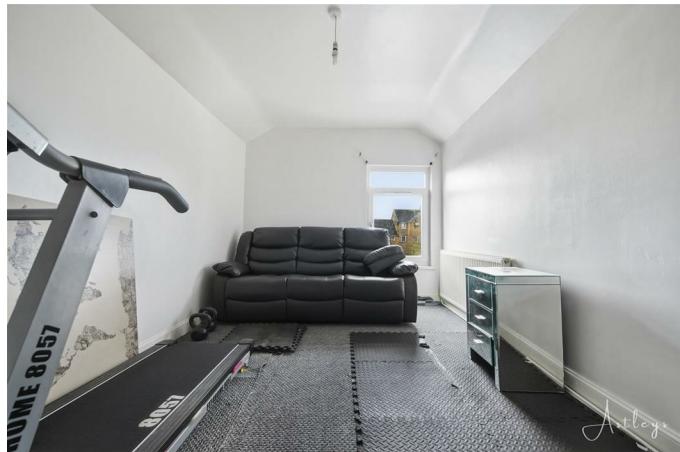


Two double glazed windows to front, radiator.

Bedroom 2 10'6" x 8'1" (3.19m x 2.46m)

Double glazed window to rear, radiator.

Bedroom 3 12'6" x 8'11" (3.81m x 2.72m)



Double glazed window to rear, radiator.

WC



Double glazed window to side, two suite comprising, wash hand basin and WC, tiled walls.

External

Externally, the rear garden features a decked seating area which leads onto a lawned garden. Gated access then provides entry to the parking area, accessed via Lime Street.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter.

Parking - Rear parking

Mobile coverage - EE Vodafone Three O2

Broadband - Basic17 Mbps Superfast 80 Mbps

Ultrafast1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

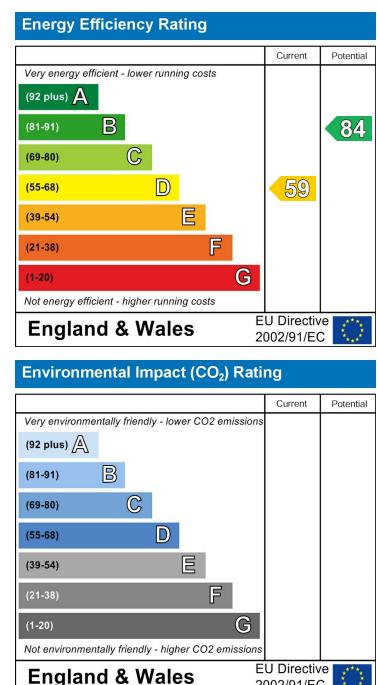
Floor Plan



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.