



355 Gors Avenue

Townhill, Swansea, SA1 6SE

Asking Price £155,000



We are delighted to offer for sale this modern and immaculately presented three bedroom semi-detached home in Townhill, Swansea. This beautiful home is offered with no onward chain and comprises of entrance hall, cloakroom, kitchen, lounge/dining room, three bedrooms with en-suite shower room to master and family bathroom. Further benefits include gas central heating and UPVC double glazed windows throughout. Externally the property offers a lawned garden to front with driveway to side offering off road parking for numerous vehicles. The property has a well maintained and beautifully presented enclosed garden to rear offering lawned and patio area's perfect for entertaining with mature shrubs. The property is conveniently located close to local amenities, schools and provides good transport links to Swansea City Centre, Fforestfach Retail Park, Swansea University and Singleton Hospital. EPC - C.



FULL DESCRIPTION

Ground Floor

Entrance Hallway

10'8" x 3'8" (3.25m x 1.12m)

Radiator, laminate flooring, stairs to first floor, door to:

Cloakroom

6'10" x 3'2" (2.08m x 0.97m)

Two piece suite comprising wash hand basin and w.c., radiator, laminate flooring, uPVC double glazed window to front.

Kitchen

10'10" x 8'7" (3.31m x 2.62m)

Fitted with modern wall and base units with complimentary work surface set in stainless steel sink and drainer with mixer tap, four ring gas hob with built under electric oven and extractor hood over, plumbing for washing machine, space for fridge/freezer, wall mounted concealed gas combination boiler, radiator, laminate flooring, uPVC double glazed window to front.

Lounge/Dining Room

13'9" x 16'0" (4.19m x 4.88m)

uPVC double glazed window to rear, uPVC double glazed French doors to rear leading to garden, two radiators, door to under stairs storage cupboard.

First Floor

Landing

10'9" x 6'6" (3.28m x 1.97m)

Storage cupboard.

Bedroom 1

11'1" x 9'4" (3.38m x 2.84m)

UPVC double glazed window to rear, radiator, door to:

En-suite Shower Room

Three piece suite comprising shower, wash hand basin and WC, radiator, vinyl flooring.

Bedroom 2

9'11" x 9'4" (3.03m x 2.84m)

UPVC double glazed window to front, radiator.

Bedroom 3

6'8" x 6'7" (2.04m x 2.01m)

UPVC double glazed window to rear, radiator.

Bathroom

6'10" x 6'6" (2.08m x 1.97m)

Three piece suite comprising panelled bath, wash hand basin and WC, radiator, vinyl flooring, uPVC double glazed window to front.

Externally

Well maintained and beautifully presented enclosed garden to rear offering lawned and patio area's perfect for entertaining with mature shrubs.

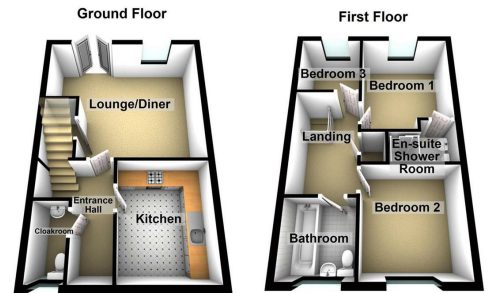
Tenure

Freehold.

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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