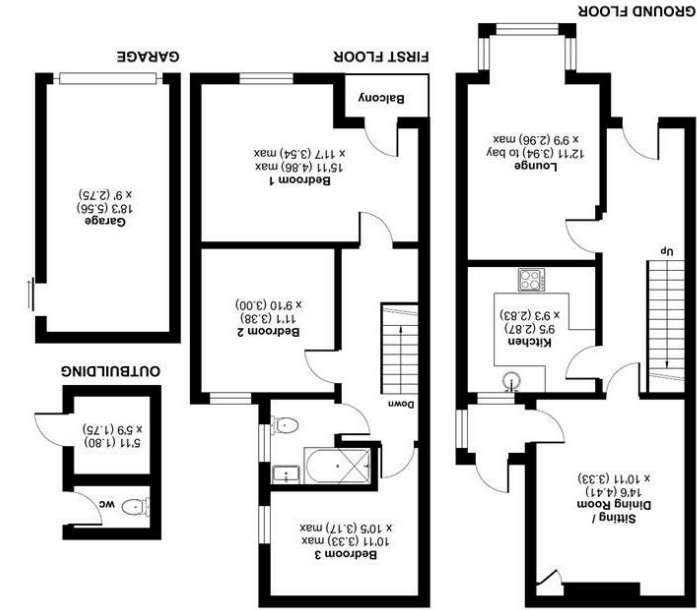


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 135583. © Dawson 2025.



Argyll Avenue, Gorseinon, Swansea, SA4

Approximate Area = 1052 sq ft / 97.7 sq m

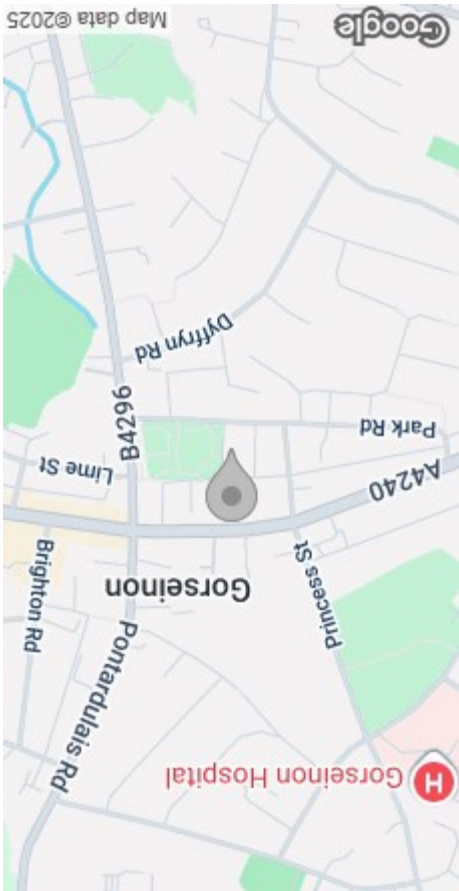
Garage = 135 sq ft / 15.3 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1267 sq ft / 117.6 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP



2 Argyll Avenue

Gorseinon, Swansea, SA4 4UL

Offers Around £260,000

3 1 2 D

GENERAL INFORMATION

Argyll Avenue, Gorseinon, Swansea, this three-bedroom semi-detached property offers a perfect blend of comfort and convenience. With two reception rooms, this property is ideal for both relaxation and entertaining guests.

The three bedrooms are generously sized, with the master bedroom boasting a lovely balcony view, perfect for enjoying your morning coffee or unwinding in the evening. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for family living.

Outside, the property features a garage and an outbuilding, providing valuable storage space or potential for a workshop. The property also boasts a sun terrace, ideal for catching a sunset or an ideal tranquil escape.

Location is key, and this home is ideally situated close to Gorseinon library, the bus station, schools, and a variety of local amenities. This makes it an excellent choice for families.

In summary, this semi-detached property on Argyll Avenue presents a wonderful opportunity for those looking to settle in a well-connected area of Swansea, combining spacious living with the convenience of nearby facilities. Don't miss the chance to make this charming property your new home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
12'11" to bay x 9'8" max (3.94m to bay x 2.96m max)

Kitchen
9'4" x 9'3" (2.87m x 2.83m)

Sitting/Dining Room
14'5" x 10'11" (4.41m x 3.33m)

First Floor

Landing



Bedroom 1
15'11" max x 11'7" max (4.86m max x 3.54m max)

Bedroom 2
11'1" x 9'10" (3.38m x 3.00m)

Bedroom 3
10'11" max x 10'4" max (3.33m max x 3.17m max)

Family Bathroom

Outbuilding
5'10" x 5'8" (1.80m x 1.75m)

W.C

Parking
Garage at rear (5.56m x 2.75m).
Parking permit for front of the property, which can be applied for.

Council Tax Band = C

Tenure

Freehold

EPC = D

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Virgin Media (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

