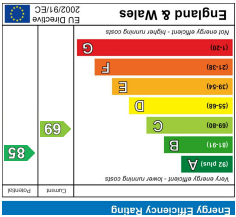
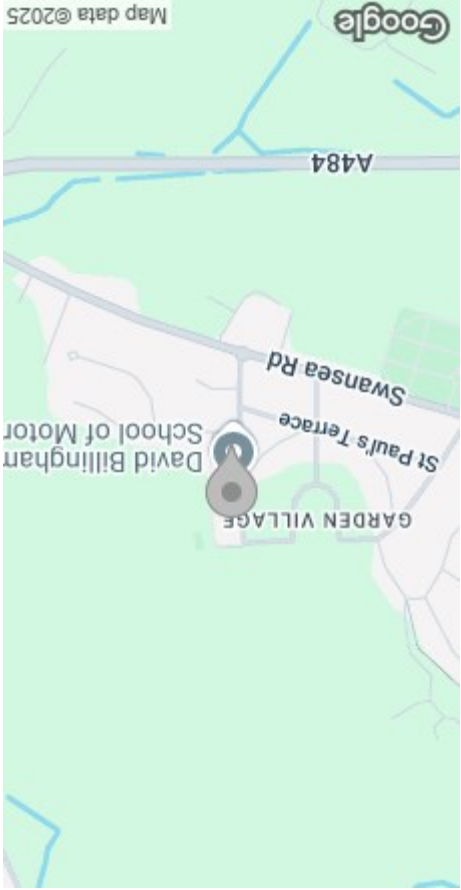


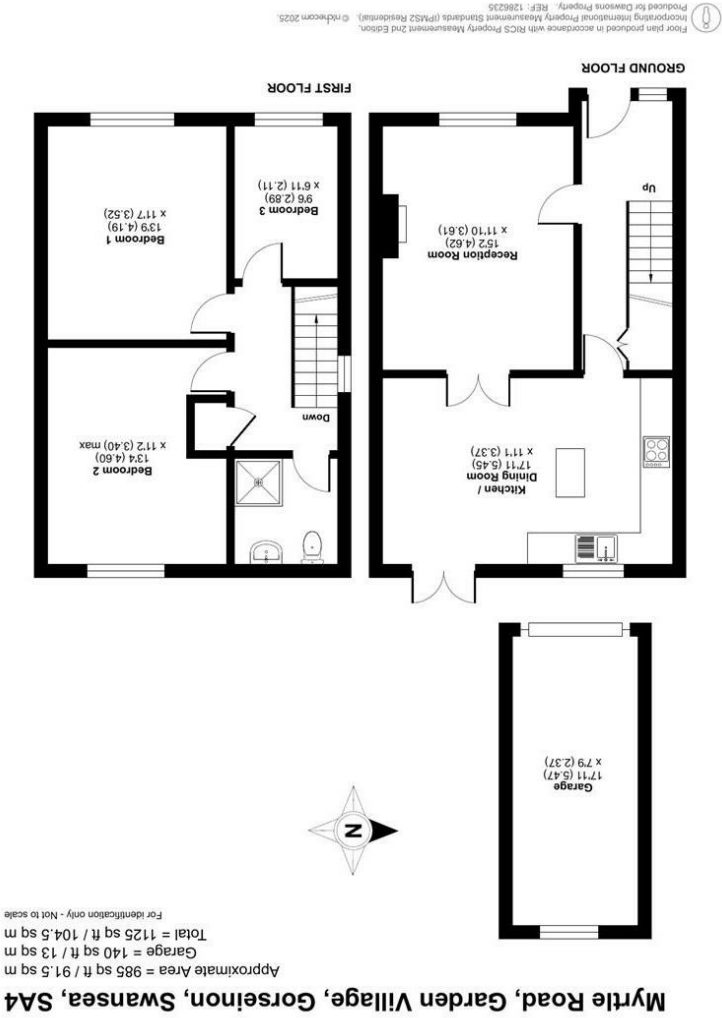
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EPC



AREA MAP



Myrtle Road, Garden Village, Gorseinon, Swansea, SA4

FLOOR PLAN



GENERAL INFORMATION

Found in the heart of Garden village, this delightful three-bedroom semi-detached property on Myrtle Road offers a perfect blend of modern living and convenience. The property has been thoughtfully modernised by the current vendor, ensuring a fresh and inviting atmosphere throughout.

Upon entering, you will find a spacious reception room and a well-appointed kitchen which provides functionality and style, making it a joy to prepare meals.

The property boasts a well-presented enclosed rear garden, providing a private outdoor retreat for gardening enthusiasts or a safe play area for children. Additionally, there is a garden to the front, enhancing the overall curb appeal of the home. For those with vehicles, the garage and driveway offer convenient off-street parking.

Situated close to local amenities and its proximity to the M4 corridor makes commuting to nearby cities a breeze, adding to the appeal for professionals and families alike.

This semi-detached property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

15'1" x 11'10" (4.62m x 3.61m)

Kitchen/Dining Room

17'10" x 11'0" (5.45m x 3.37m)

First Floor

Landing

Bedroom 1

13'8" x 11'6" (4.19m x 3.52m)

Bedroom 2

15'1" x 11'1" max (4.60m x 3.40m max)



Bedroom 3

9'5" x 6'11" (2.89m x 2.11m)

Shower Room

Parking

Driveway and Garage (5.47m x 2.37m)

Council Tax band = C

EPC = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Utility Warehouse.
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.

