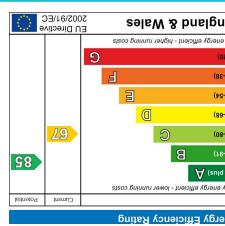


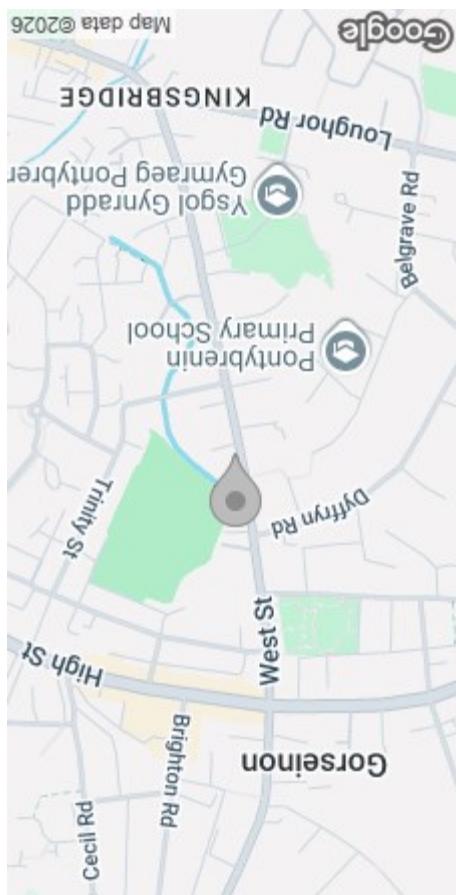


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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EPC



AREA MAP



West Street, Gorseinon, Swansea, SA4
Approximate Area = 1080 sq ft / 100.3 sq m
For identification only - Not to scale

FLOOR PLAN



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated in the heart of Gorseinon, Swansea, this three-bedroom mid-terrace house on West Street offers a blend of comfort and convenience. The property boasts two reception rooms, perfect for family gatherings or entertaining guests. The good-sized kitchen provides ample space for culinary creativity, while the adjoining conservatory invites natural light and offers a serene spot to relax.

The property features three bedrooms, ensuring plenty of room for family or guests. The family bathroom is thoughtfully designed, complete with an additional shower cubicle, catering to the needs of a busy household. Location is key, situated close to a variety of shops, a library, and a bus station, making daily errands and commuting effortless.

This mid-terrace house is an ideal choice for families or anyone seeking a comfortable home in a vibrant community. With its appealing features and prime location, this property is certainly worth considering for your next move.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room

12'11" x 12'9" (3.96m x 3.91m)



Dining Room

12'7" x 12'7" into bay (3.84m x 3.86m into bay)

Kitchen

12'7" x 8'0" (3.86m x 2.44m)

Conservatory

12'2" x 5'1" (3.71m x 1.57m)

W.C

First Floor



Landing

Bedroom 1

12'7" x 8'0" (3.86m x 2.44m)

Bedroom 2

12'5" x 9'8" (3.81m x 2.95m)

Bedroom 3

9'8" x 9'6" (2.95m x 2.90m)

Family bathroom with additional shower cubicle

Parking

Permit could be applied for, please refer to the government website.

Council Tax band = C

EPC = D

Tenure

FREEHOLD

Services

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

