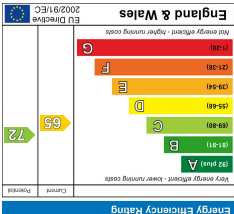


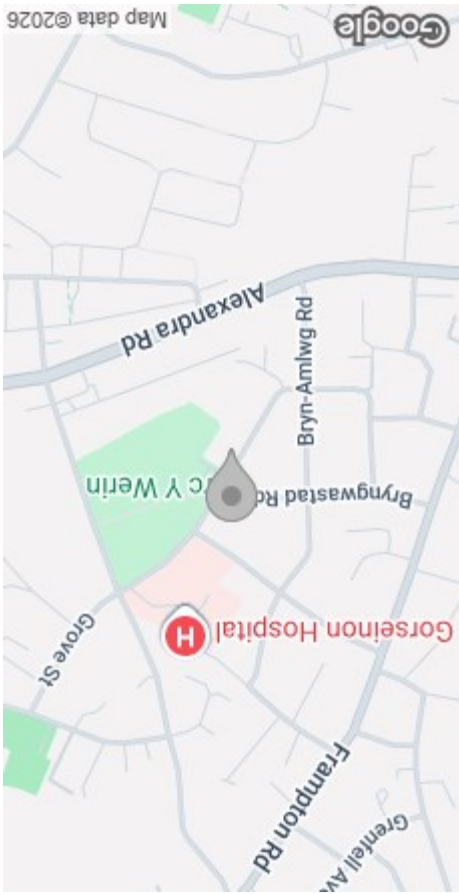
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

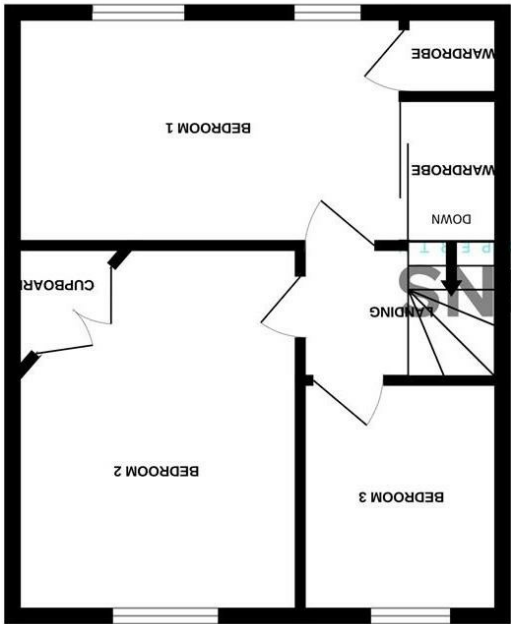
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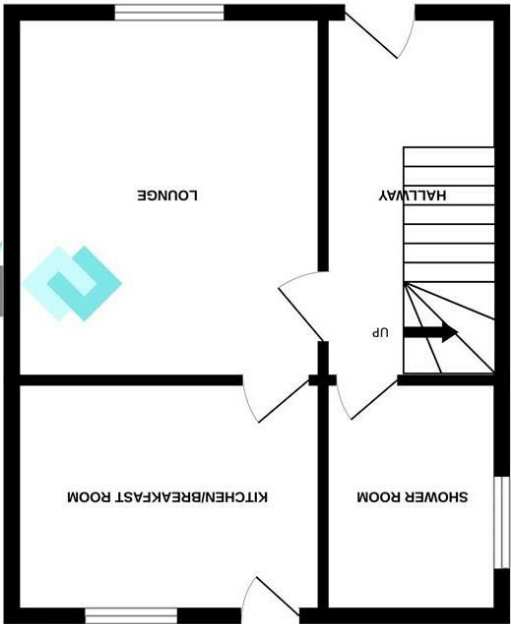
### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



35 Brynawel Road  
Gorseion, Swansea, SA4 4UX  
Offers Around £145,000





GENERAL INFORMATION

Brynawel Road, Gorseinon, Swansea, This semi-detached ex-local authority property presents a wonderful opportunity for those looking to create their ideal home. With three spacious bedrooms, this property offers ample room for families or individuals seeking extra space.

While the house is in need of updating, it provides a blank canvas for potential buyers to infuse their personal style and modern touches. The generous garden, complete with outbuildings, offers a delightful outdoor space for relaxation, gardening, or entertaining. The presence of a driveway adds convenience, ensuring that parking is never a concern.

Situated in a family-friendly neighbourhood, this property is conveniently located close to local schools, making it an excellent choice for families with children. The surrounding area boasts a sense of community, with various amenities and parks nearby, enhancing the appeal of this location.

This semi-detached house on Brynawel Road is not just a property; it is a chance to invest in a home that can be transformed to meet your needs and preferences. With its potential and prime location, it is a must-see for anyone looking to settle in Gorseinon.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
13'9" x 11'6" (4.21m x 3.52m)

Kitchen/Breakfast Room  
11'2" x 12'0" (3.41m x 3.67m )

Shower Room  
10'5" x 5'5" (3.18m x 1.67m )

First Floor

Landing

Bedroom 1  
12'7" x 11'2" (3.84m x 3.42m )



Bedroom 2  
13'9" x 9'6" (4.20m x 2.90m )

Bedroom 3  
7'11" x 10'9" (2.42m x 3.28m )

Parking  
Driveway

Council Tax Band = B

Tenure  
Freehold

EPC = D

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water.  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

Additional Information  
Please note, this is an ex local authority property.

