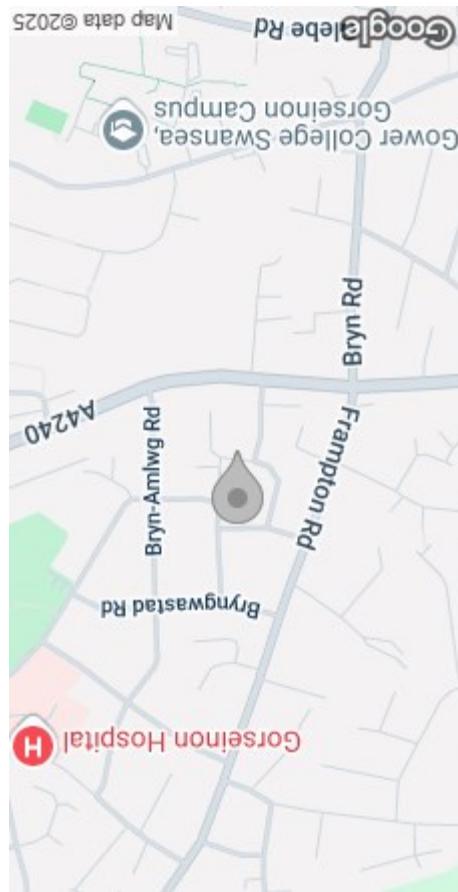
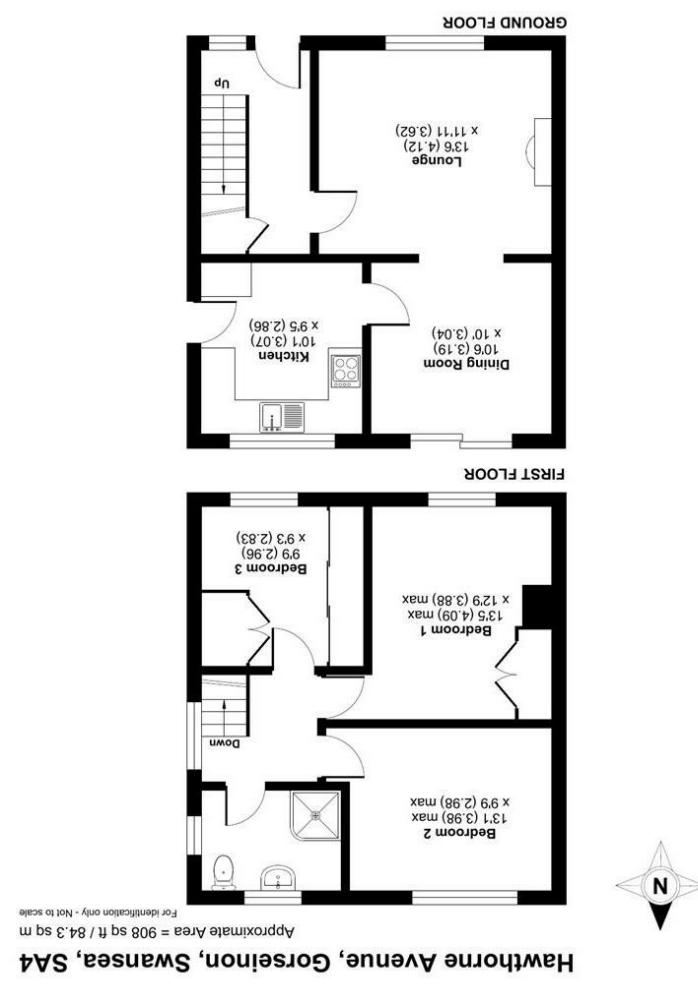


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



Hawthorne Avenue, Gorseinon, Swansea, SA4

FLOOR PLAN



GENERAL INFORMATION

Situated on Hawthorne Avenue in Gorseinon, this good-sized three-bedroom, semi-detached property presents an excellent opportunity for those looking to create their ideal living space. The property boasts a spacious lounge with access into the dining area, perfect for entertaining guests or enjoying family time. The kitchen benefits from modernising, allowing you to create a stylish, functional space to suit your needs.

The three well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom offers the essential facilities for modern living. As an ex-local authority property, it is a canvas awaiting your personal touch, requiring some updating to truly make it shine. This potential for enhancement allows you to tailor the home to your specific tastes and needs.

Outside, the property features a driveway, ensuring convenient off-road parking, and a generous rear garden that offers a decent space for gardening, play, or simply unwinding in the fresh air. This home is ideal for families or individuals seeking a project. With its location in Gorseinon, you will enjoy the benefits of a friendly community and easy access to local amenities. Don't miss the chance to transform this property into your dream home.



FULL DESCRIPTION

Ground Floor

Hallway

Lounge
13'6" x 11'10" (4.12m x 3.63m)



Kitchen

10'0" x 9'4" (3.07m x 2.86m)



First Floor

Landing

Bedroom 1
13'5" max x 12'8" max (4.09m max x 3.88m max)



Bedroom 2
13'0" max x 9'9" max (3.98m max x 2.98m max)

Bedroom 3
9'8" x 9'3" (2.96m x 2.83m)

Shower Room

Parking
Driveway

Council Tax band = C

EPC = D

Tenure
FREEHOLD

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
Ex local authority

