



5 Wellfield Close

Gorseinon, Swansea, SA4 6BD

Offers Around £275,000



FULL DESCRIPTION

Entrance

Hallway

Reception/Dining Room

17'1" x 10'2" (5.23m x 3.10m)

Kitchen

10'2" x 8'2" (3.10m x 2.51m)

Office/Study

16'6" x 7'4" (5.03m x 2.26m)

Bedroom 1

12'5" x 10'5" (3.81m x 3.18m)

Bedroom 2

11'1" x 9'10" (3.40m x 3.02m)

Bedroom 3

10'2" x 8'9" (3.10m x 2.69m)

Shower Room

Outbuilding/Shed

10'5" x 6'5" (3.20m x 1.96m)

Parking

Driveway

Council Tax band = D

EPC = D

Tenure

Freehold

Services

Heating System - Gas

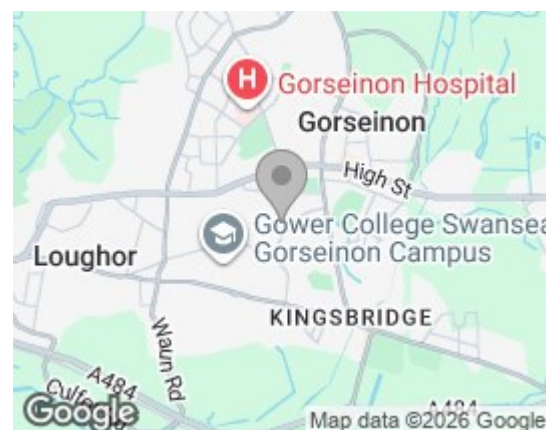
Mains gas, electricity, sewerage and water (metered)

Broadband - The current supplier is Sky (fibre)

Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

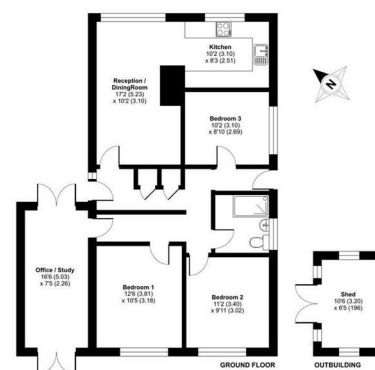
AREA MAP



FLOOR PLANS

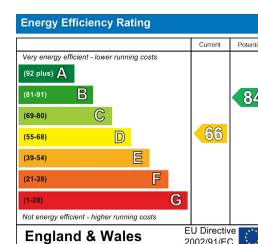
Wellfield Close, Gorseinon, Swansea, SA4

Approximate Area = 967 sq ft / 89.8 sq m
Outbuilding = 71 sq ft / 6.6 sq m
Total = 1038 sq ft / 96.4 sq m
For information only - Not to scale



These plans are produced in accordance with the RICS Property Measurement Standards (RICS Professional Standards 2018) and are for information only. They are not to be used for any other purpose without the prior written consent of the agent.

EPC



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