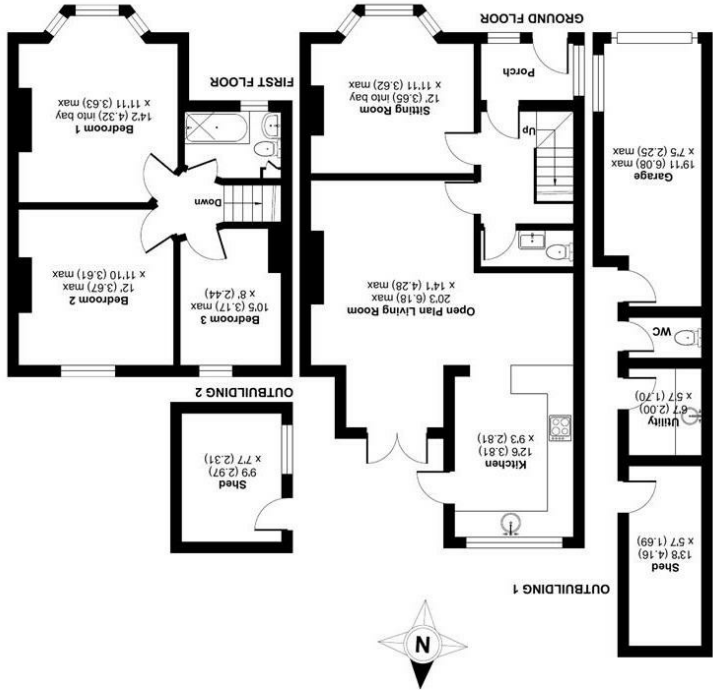


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 1333463

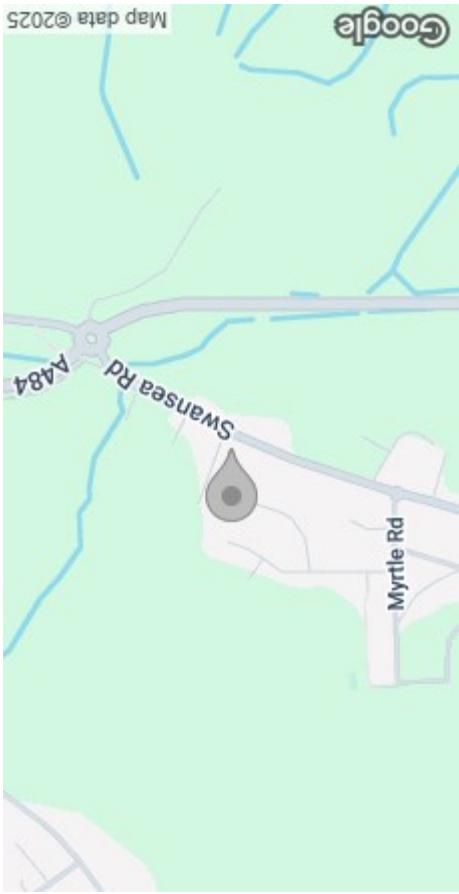


Swansea Road, Gorseinon, Swansea, SA4

Approximate Area = 1108 sq ft / 102.9 sq m  
Garage = 140 sq ft / 13 sq m  
Outbuildings = 202 sq ft / 18.7 sq m  
Total = 1450 sq ft / 134.6 sq m

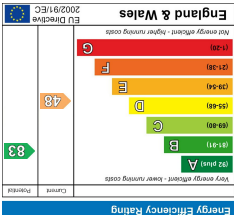
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

Situated on Swansea Road in the Garden Village area of Swansea, this semi-detached family home offers a perfect blend of traditional character and modern living. With two inviting reception rooms, this home provides ample space for both relaxation and entertaining. The sitting room exudes warmth, while the open-plan family space creates a welcoming atmosphere for gatherings.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The modern kitchen is equipped with contemporary fittings, ensuring that cooking and dining experiences are both enjoyable and efficient. The bathroom has also been updated to meet modern standards, providing comfort and convenience.

One of the standout features of this home is the original solid wood doors, which add a touch of elegance and charm, reflecting the property's traditional roots. Outside, the good-sized enclosed rear garden is a true gem, complete with fruit trees and outbuildings, offering a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air.

With a drive for off-road parking, this property combines practicality with style. Whether you are looking for a family home or a peaceful retreat, this semi-detached house on Swansea Road is sure to impress. Don't miss the opportunity to make this lovely property your own.

FULL DESCRIPTION

Ground Floor

Porch

Hallway

**Sitting Room**  
11'11" into bay x 11'10" max  
(3.65m into bay x 3.62m max )

**Open Plan Living Room**  
20'3" max x 14'0" max (6.18m max x 4.28m max )

W.C

**Kitchen**  
12'5" x 9'2" (3.81m x 2.81m )

First Floor

Landing



**Bedroom 1**  
14'2" into bay x 11'10" max  
(4.32m into bay x 3.63m max )

**Bedroom 2**  
12'0" mqx x 11'10" max (3.67m mqx x 3.61m max )

**Bedroom 3**  
10'4" max x 8'0" (3.17m max x 2.44m )

Family Bathroom

**Parking**  
Driveway and Garage (6.08m max x 2.25m max)

W.C

**Utility**  
6'6" x 5'6" (2.00m x 1.70m )

**Shed**  
13'7" x 5'6" (4.16m x 1.69m )

**Shed 2**  
9'8" x 7'6" (2.97m x 2.31m )

**Council Tax band = C**

**Tenure**  
Freehold

**EPC = E**

**Services**  
Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)  
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

