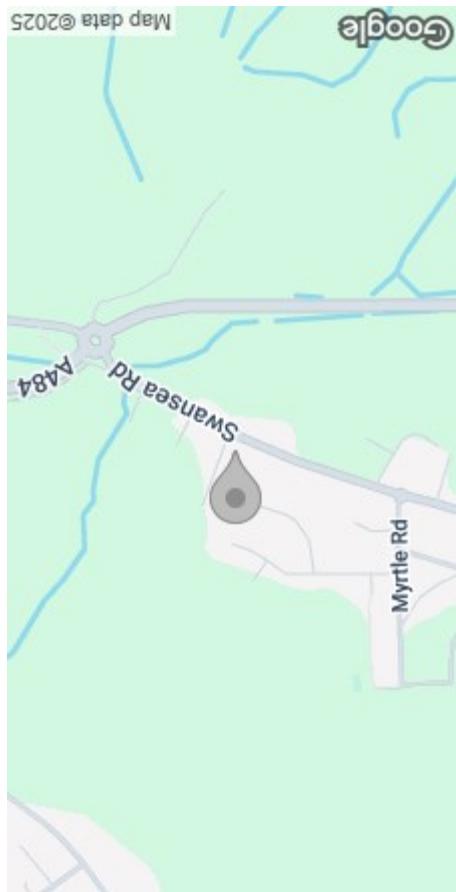


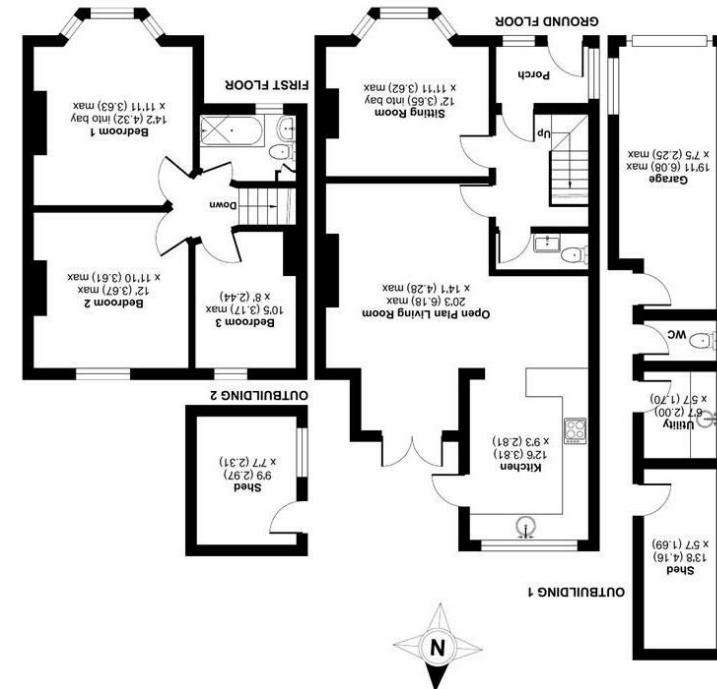
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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EPC



AREA MAP



Swansea Road, Gorseinon, Swansea, SA4

FLOOR PLAN



14 Swansea Road
Gorseinon, Swansea, SA4 4HE
Asking Price £275,000



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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

