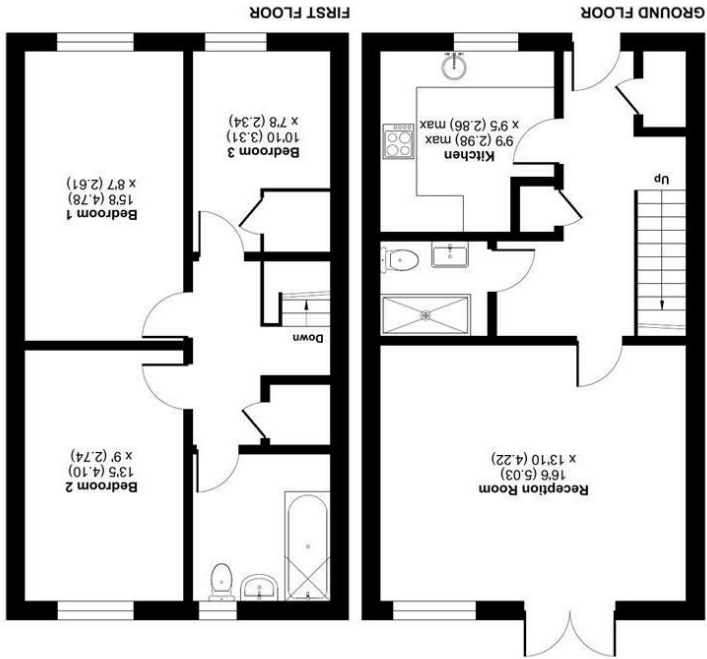


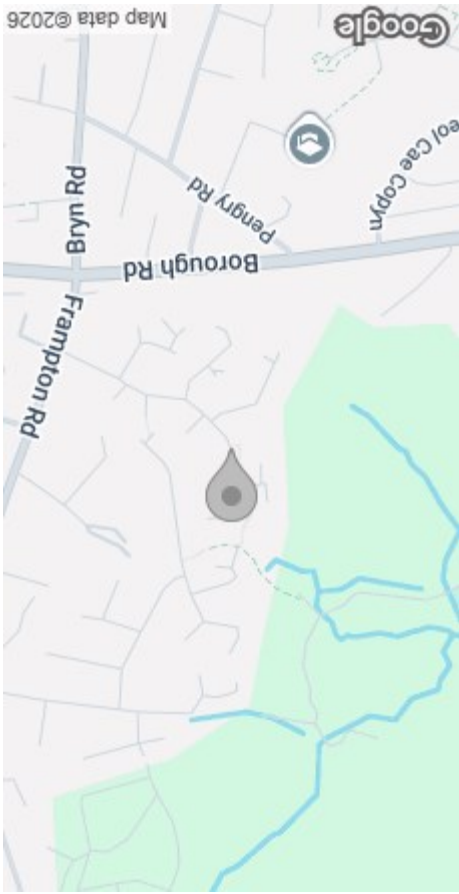
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 139968

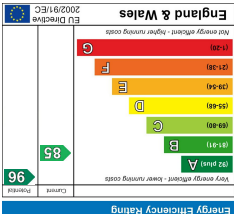


Heol Pentre Bach, Swansea, SA4

FLOOR PLAN



AREA MAP



EPC





GENERAL INFORMATION

Situated in Heol Pentre Bach, Gorseinon, this mid-terrace house presents an excellent opportunity for families and first time buyers. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The modern design throughout ensures a fresh and inviting atmosphere, making it easy to settle in and feel at home.

The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, the convenience of a shower room and a family bathroom, caters to the needs of a busy household, providing both functionality and comfort. A low-maintenance rear garden, offers a private outdoor space for relaxation or play without the burden of extensive upkeep. This is an ideal setting for enjoying sunny days or hosting barbecues with friends.

In close proximity to local schools and amenities, this property is perfectly positioned for those seeking convenience in their daily lives. With shops, parks, and essential services just a stone's throw away, you will find everything you need within easy reach.

In summary, this modern three-bedroom mid-terrace house in Gorseinon is a fantastic choice for anyone looking for a comfortable and convenient home. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen  
9'9" max x 9'4" max (2.98m max x 2.86m max)

Shower Room

Reception Room  
16'6" x 13'10" (5.03m x 4.22m )

First Floor

Landing

Bedroom 1  
15'8" x 8'6" (4.78m x 2.61m )



Bedroom 2  
13'5" x 8'11" (4.10m x 2.74m )

Bedroom 3  
10'10" x 7'8" (3.31m x 2.34m )

Family Bathroom

Parking  
2 allocated parking spaces

Council Tax band = C

EPC = B

Tenure

Freehold

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.  
Broadband - The current supplier is Sky (fibre)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2/ID Mobile  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

