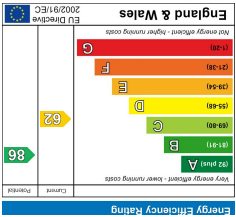


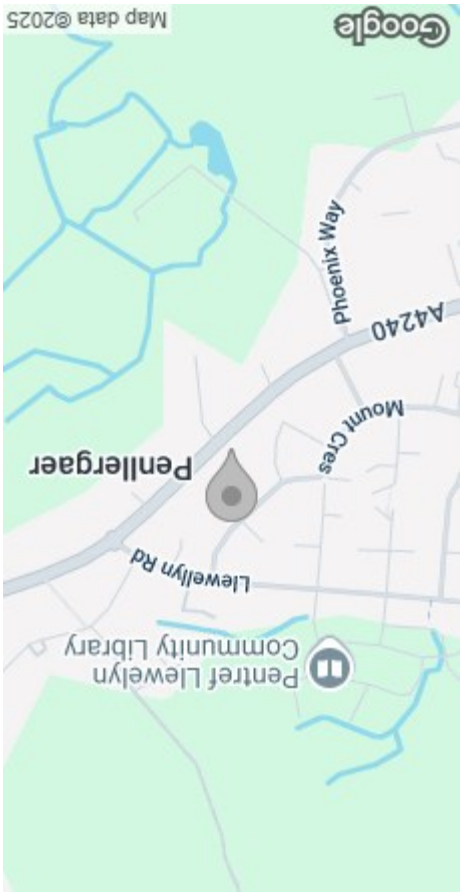


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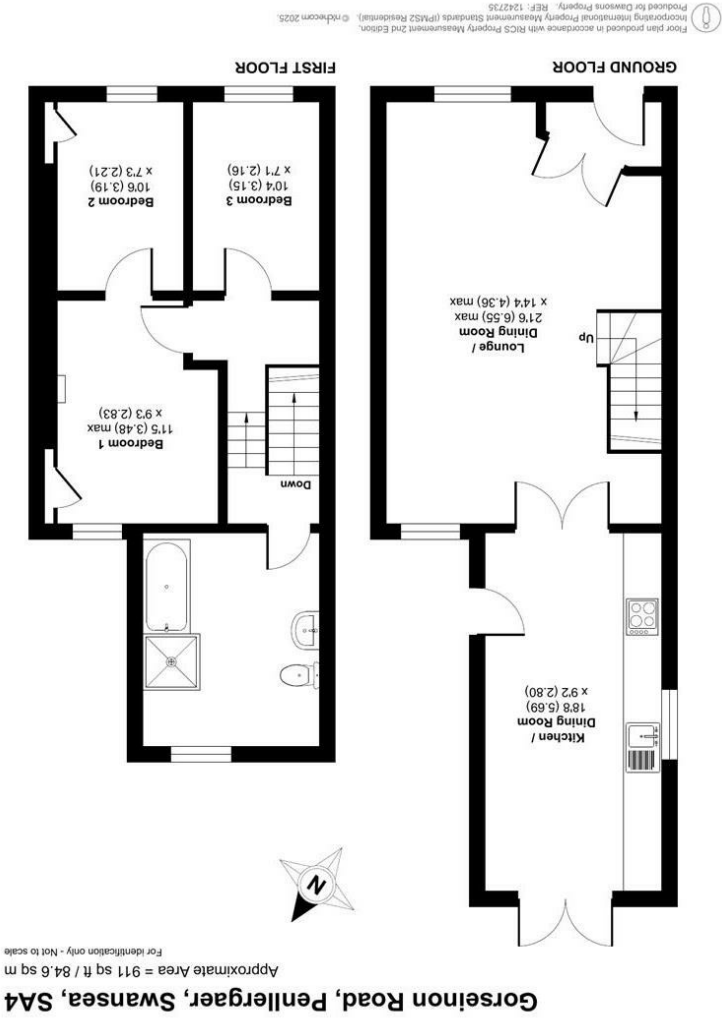
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



102 Gorseinon Road
, Penllergaer, SA4 9AB
Offers Over £200,000



GENERAL INFORMATION

Located on Gorseinon Road in Penllergaer, this end of terrace property presents an excellent opportunity for families and first-time buyers. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats.

The lounge serves as the perfect space for gathering with family and friends, creating a warm and welcoming atmosphere. The generously sized kitchen offers plenty of room for culinary creativity and family meals, making it easy to navigate while preparing delicious dishes. The good-sized rear garden provides a private outdoor space ideal for relaxation, gardening, or entertaining guests.

The property benefits from a gated driveway to the front. Conveniently located, the property offers excellent access to the M4 motorway, making commuting to nearby towns and cities a breeze. This semi-detached property on Gorseinon Road offers a wonderful blend of comfort, space, and accessibility, making it an ideal choice for anyone looking to settle in Penllergaer. There is pedestrian right of way to the rear of the property.

FULL DESCRIPTION

Ground Floor

Vestibule

Lounge/Dining Room
21'5" max x 14'3" max (6.55m max x 4.36m max)

Kitchen/Dining Room
18'8" x 9'2" (5.69m x 2.80m)

First Floor

Landing

Bedroom 1
11'5" max x 9'3" (3.48m max x 2.83m)

Bedroom 2
10'5" x 7'3" (3.19m x 2.21m)



Bedroom 3
10'4" x 7'1" (3.15m x 2.16m)

Family Bathroom with
additional shower cubicle.

Parking
Gated driveway

Council Tax Band = C

EPC = D

Tenure
FREEHOLD

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

