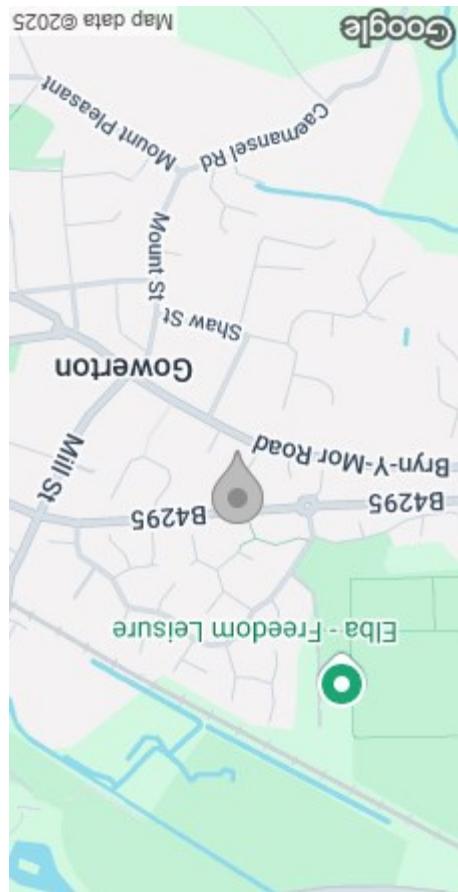


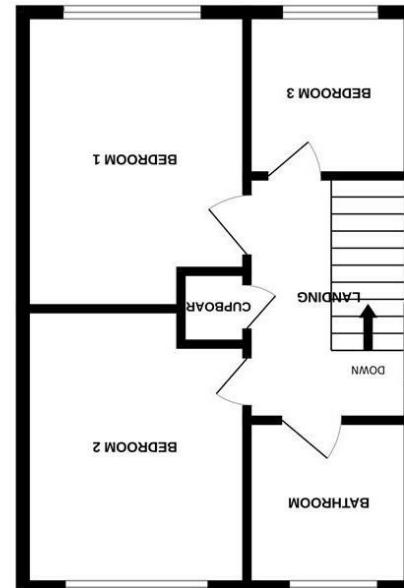
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

As to the property description given.
This plan is for illustrative purposes only and should be used as a guide.
Measurements of rooms and other areas are approximate and no responsibility is taken for any inaccuracies.
No doors, windows, doors and any other items are included here. Measurements
of doors, windows, doors and any other items are approximate and no responsibility is taken for any inaccuracies.
This energy rating has been made to ensure the accuracy of the location contained here.

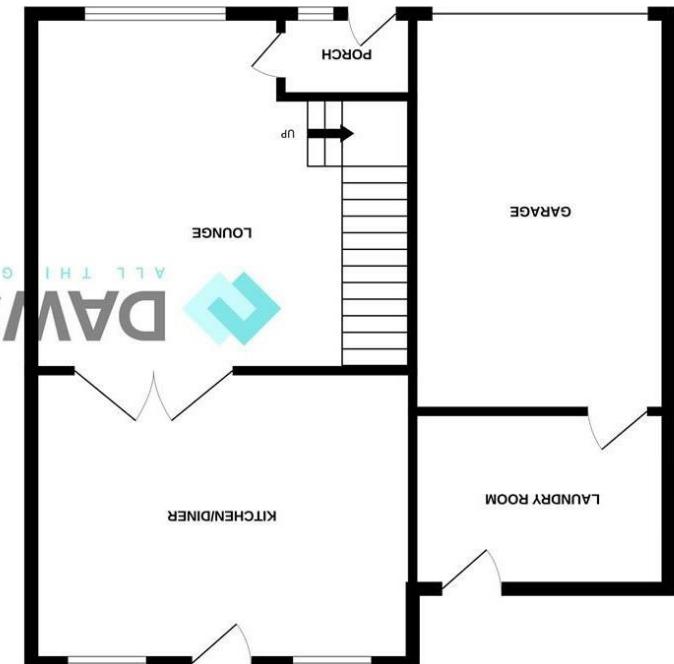
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



42 Brynymor Road
Gowerton, Swansea, SA4 3EZ
Offers Around £200,000



GENERAL INFORMATION

No onward chain!! Dawsons are pleased to bring to market this recently refurbished three bedroom semi detached home set in the heart of Gowerton, ideally situated to take advantage of road links to Swansea, Gower and Llanelli as well as nearby Gowerton railway station. Set within close proximity of popular English and Welsh medium comprehensive schools, this popular location is within easy reach of the many amenities that Gowerton offers, including restaurants, cafes, hairdressers, shops, vets and more. Offering a great potential for first time buyers or investors, the property comprises entrance porch, lounge and kitchen/diner to the ground floor. The first floor offers three bedrooms and a bathroom. Externally, the property benefits from gated driveway parking, a garage/workshop along with front and rear gardens. EPC = D | Council Tax Band = C | FREEHOLD



FULL DESCRIPTION

Ground Floor

Entrance

Porch

Lounge

15'11" x 14'9" (4.86 x 4.52)



First Floor

Landing

Bedroom 1

12'5" x 9'2" (3.79 x 2.81)



Bedroom 3
6'9" x 6'9" (2.08 x 2.06)

Family Bathroom

External

Garage

Laundry Room

Additional Information

Mains electricity. Current supplier - Ovo
Heating and hot water. Mains gas. Current supplier - Ovo
Mains water. Metered.
Mains drainage and sewerage
Broadband not currently connected
Mobile. There are no known issues or restrictions for mobile coverage. No current supplier as the property is unoccupied.
You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

We hold copies of a Landlord Gas Certificate dated May 2024 a 5 year boiler warranty dated August 2023, a Building Regulations Compliance Certificate for the boiler installation and an Electrical Installation Condition Report dated April 2021,

