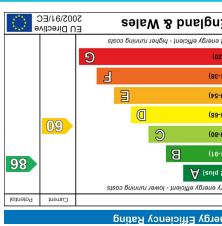
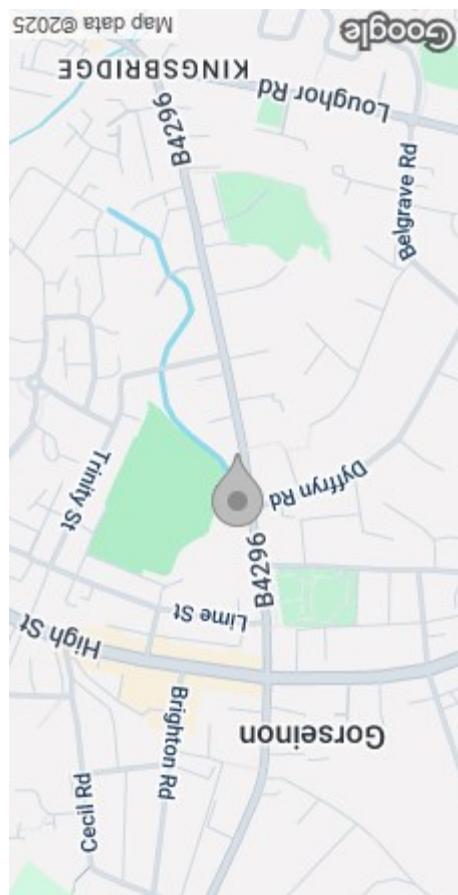


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Approximate Area = 860 sq ft / 79.8 sq m
For identification only - Not to scale

West Street, Gorseinon, Swansea, SA4



FLOOR PLAN



GENERAL INFORMATION

Welcome to this 3-bedroom mid-terrace property set in a great location on West Street, Gorseinon, Swansea. This property boasts a lounge and a large reception room, providing ample space for relaxation and entertainment.

Situated conveniently close to public transport links, schools, and local shops, this home offers both comfort and convenience. The downstairs family bathroom adds to the practicality of this lovely abode, catering to the needs of a modern family.

Being a vacant property with no chain, this is a fantastic opportunity for those looking to move in hassle-free and make this house their own. Don't miss out on the chance to own a property in this desirable location. Ideal for first time buyers or investors.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room

12'0" x 9'3" (3.66m x 2.84)



Reception Room

12'9" x 10'11" (3.89m x 3.35m)

Kitchen

15'3" max x 9'6" max (4.65m max x 2.92m max)

Family Bathroom

First Floor

Landing



Bedroom 1

12'0" x 8'9" (3.66m x 2.67m)

Bedroom 2

10'11" x 8'11" (3.35m x 2.74m)

Bedroom 3

8'9" x 6'5" (2.67m x 1.96m)

Parking

Permit could be applied for, please refer to the government website.

Council Tax Band = B

EPC = D

FREEHOLD

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

