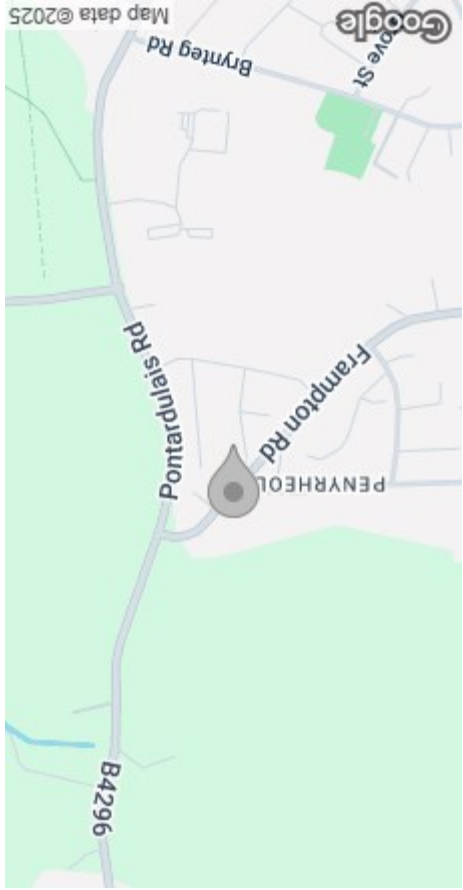


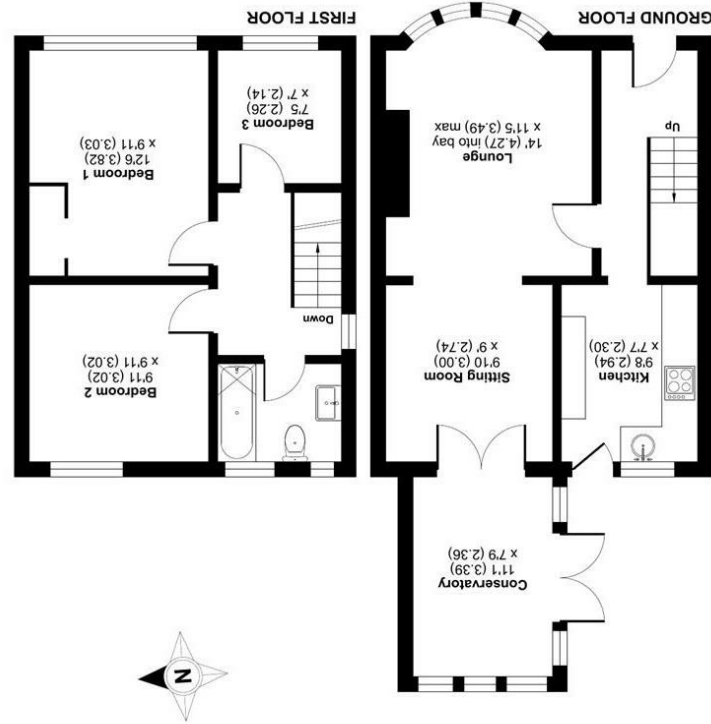
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Energy Efficiency Rating	Score	Color
A	91-100	Dark Green
B	81-90	Light Green
C	69-80	Yellow-Green
D	55-68	Yellow
E	49-54	Orange
F	39-48	Red-Orange
G	1-38	Red

EPC



AREA MAP



Heol Cyfan, Gorseinon, Swansea, SA4
 Approximate Area = 893 sq ft / 82.9 sq m
 For identification only - Not to scale

FLOOR PLAN



20 Heol Cyfan
 Gorseinon, Swansea, SA4 4LU
 Offers Over £200,000



GENERAL INFORMATION

Offered for sale is this three-bedroom semi-detached property in Heol Cynan in Gorseinon, Swansea. The property presents an excellent opportunity for first-time buyers.

The well-proportioned bedrooms provide ample space for family living, while the bathroom ensures convenience for daily routines. A conservatory extends the living space, allowing for year-round enjoyment of the garden views.

The enclosed rear garden features a lovely patio area, ideal for outdoor dining or simply soaking up the sun. Additionally, the property benefits from a private driveway, providing off-road parking for your convenience.

Situated close to local schools and a cycle track, this property is perfectly positioned for families and outdoor enthusiasts alike. With its appealing features and prime location, this property is not to be missed. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

14'0" into bay x 11'5" max
(4.27m into bay x 3.49m max)

Sitting Room

9'10" x 8'11" (3.00m x 2.74m)

Conservatory

11'1" x 7'8" (3.39m x 2.36m)

Kitchen

9'7" x 7'6" (2.94m x 2.30m)

First Floor

Landing



Bedroom 1
12'6" x 9'11" (3.82m x 3.03m)

Bedroom 2
9'10" x 9'10" (3.02m x 3.02m)

Bedroom 3
7'4" x 7'0" (2.26m x 2.14m)

Family Bathroom

Parking
Driveway

Council Tax Band = C

EPC = C

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, Tesco
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information

Please note, this property is ex local authority.

