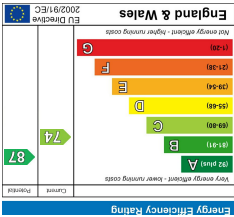
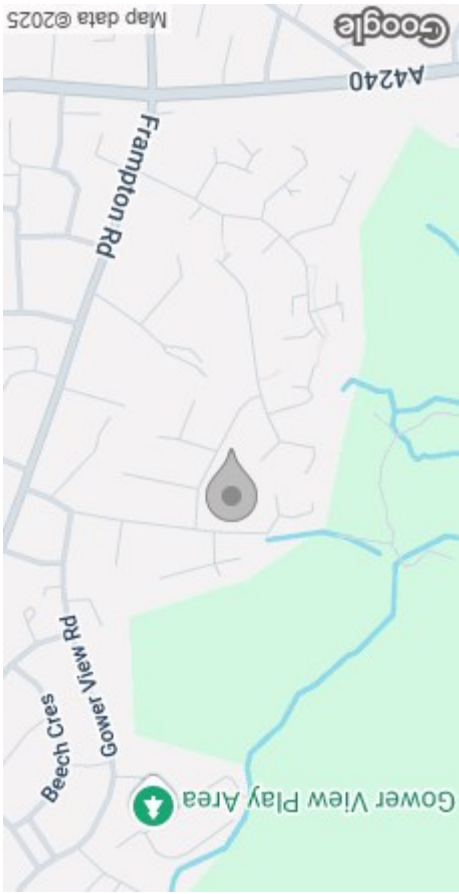


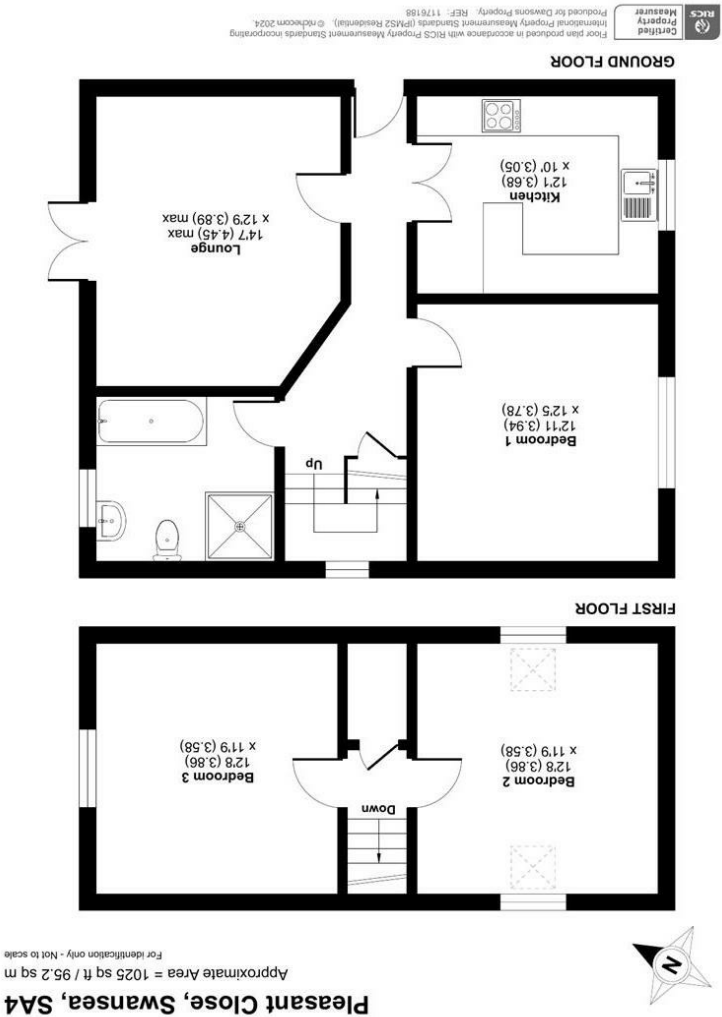
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



10A Pleasant Close  
Gorseinon, Swansea, SA4 4FD  
Offers Over £310,000

3 Bedrooms  
1 Bathroom  
1 Living Room  
C



GENERAL INFORMATION

Welcome to Pleasant Close, Gorseinon, Swansea - a charming location for this stunning 3-bedroom detached bungalow. This property boasts not only a great location but also picturesque estuary views that will take your breath away.

As you step inside, you'll be greeted by a beautifully presented interior that is sure to make you feel right at home. The property features a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones.

The three double bedrooms offer ample space for a growing family or for those who enjoy having a guest room or a home office. The bathroom is a true highlight, with a four-piece suite that adds a touch of elegance to the property. Outside, you'll find a driveway that provides convenient off-road parking. Don't miss out on the opportunity to make this detached bungalow your new home. Book a viewing today and experience the beauty of Pleasant Close for yourself.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
14'7" max x 12'9" max (4.45m max x 3.89m max )

Kitchen  
12'0" x 10'0" (3.68m x 3.05m )

Family Bathroom with shower cubicle

Bedroom 1  
12'11" x 12'4" ( 3.94m x 3.78m )

Bedroom 2  
12'7" x 11'8" (3.86m x 3.58m )



Bedroom 3  
12'7" x 11'8" (3.86m x 3.58m )

Parking  
Driveway

Council Tax Band = D

EPC = C

Tenure  
FREEHOLD

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

