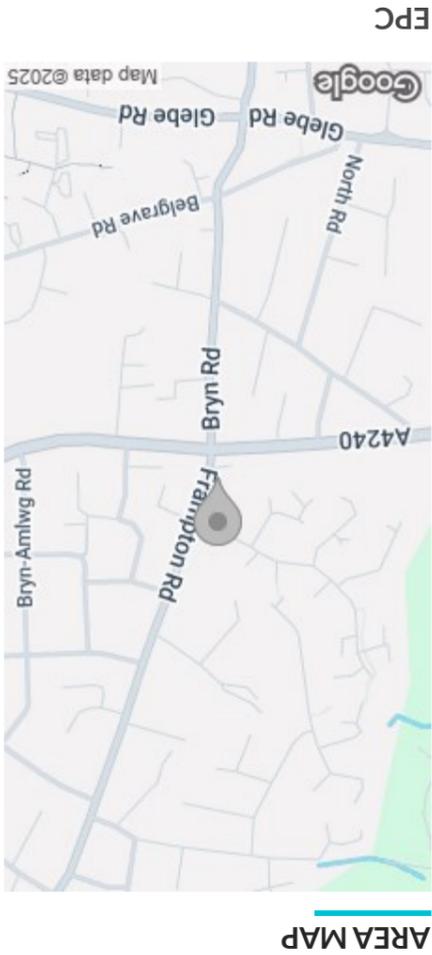


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**FLOOR PLAN**



**5 Frampton Road**  
 Gorseinon, Swansea, SA4 4XY  
**Offers Around £180,000**

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## GENERAL INFORMATION

Situated on Frampton Road, Gorseinon, this semi-detached property is a true gem waiting to be discovered. Boasting three reception rooms and three double bedrooms the property offers ample space for comfortable living. The home features a well-appointed bathroom, perfect for unwinding after a long day. The spacious rear garden not only provides a tranquil outdoor space ideal for those looking to unwind or for a keen and enthusiast gardener! Outside also offers parking for several vehicles and additional outbuildings, offering scope for additional space. Conveniently located with good transportation links, this home is ideal for those seeking easy access to amenities and nearby areas. With no onward chain, the process of making this property your own is made even smoother. Viewings are highly recommended, Freehold | Council Tax Band = C | EPC = D



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

2'11" x 15'2" (0.90 x 4.63)

#### Sitting Room

9'10" x 10'7" (3.02 x 3.23)

#### Living Room

9'8" x 15'2" (2.96 x 4.63)

#### Dining Room

9'10" x 10'0" (3.01 x 3.06)

#### Kitchen

13'8" x 7'1" (4.17 x 2.17)

#### Bathroom

9'9" x 7'5" (2.99 x 2.27)



#### Utility

9'2" x 7'4" (2.80 x 2.25)

#### Side Porch

#### First Floor

#### Landing

#### Bedroom 1

13'8" x 9'8" (4.17 x 2.96)

#### Bedroom 2

15'3" x 8'2" (4.65 x 2.49)

#### Bedroom 3

8'1" x 13'9" (2.47 x 4.20)

#### External

#### Additional Information

Vendor advises:  
You are advised to refer to Ofcom checker for mobile signal and coverage.  
Electric - Yes  
Gas - Yes  
Water - Yes - Billed  
Broadband - Yes  
Broadband Supplier - Various  
Broadband Type - Fibre

