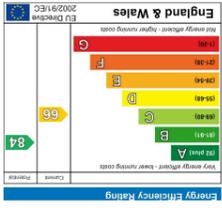
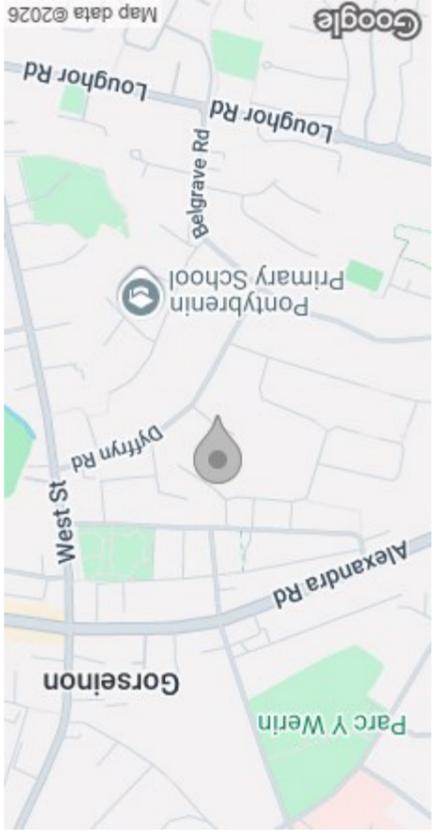




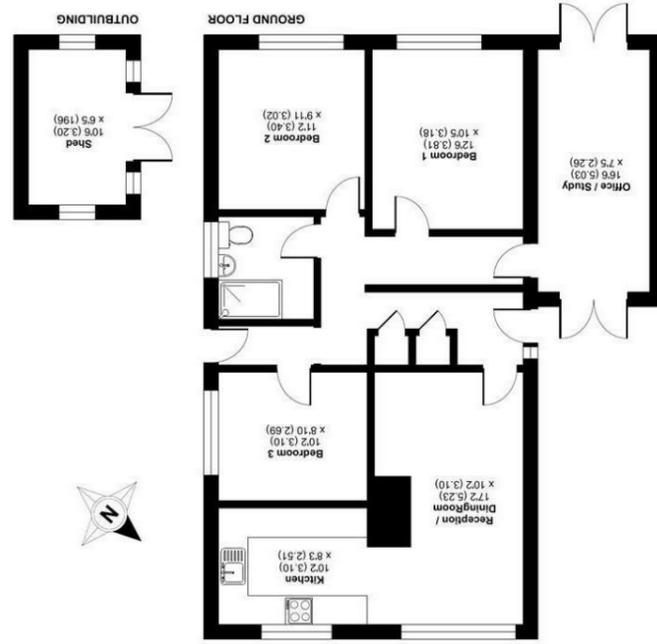
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Wellfield Close, Gorseinon, Swansea, SA4
 Approximate Area = 967 sq ft / 89.8 sq m
 Outbuilding = 71 sq ft / 6.6 sq m
 Total = 1038 sq ft / 96.4 sq m
 For identification only - Not to scale

FLOOR PLAN



5 Wellfield Close
 Gorseinon, Swansea, SA4 6BD
 Offers Around £275,000



GENERAL INFORMATION

Nestled in the tranquil setting of Wellfield Close, Gorseinon, Swansea, this delightful detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious reception room, perfect for relaxation. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The garage has been thoughtfully converted into an additional space room, providing versatile space that could serve as a home office, playroom, or guest accommodation.

The enclosed rear garden is a lovely outdoor space, offering privacy and a safe area for children or pets to play. It presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy al fresco dining during the warmer months.

This bungalow is not only a comfortable home but also a convenient one, situated in a friendly neighbourhood with local amenities and transport links nearby. Whether you are looking to downsize or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this charming bungalow your own.

FULL DESCRIPTION

Entrance

Hallway

Reception/Dining Room

17'1" x 10'2" (5.23m x 3.10m)

Kitchen

10'2" x 8'2" (3.10m x 2.51m)

Office/Study

16'6" x 7'4" (5.03m x 2.26m)

Bedroom 1

12'5" x 10'5" (3.81m x 3.18m)

Bedroom 2

11'1" x 9'10" (3.40m x 3.02m)

Bedroom 3

10'2" x 8'9" (3.10m x 2.69m)



Shower Room

Outbuilding/Shed

10'5" x 6'5" (3.20m x 1.96m)

Parking

Driveway

Council Tax band = D

EPC = D

Tenure

Freehold

Services

Heating System - Gas

Mains gas, electricity, sewerage and water (metered)

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.

