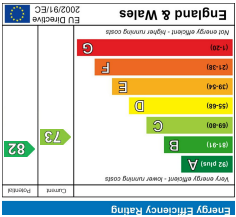
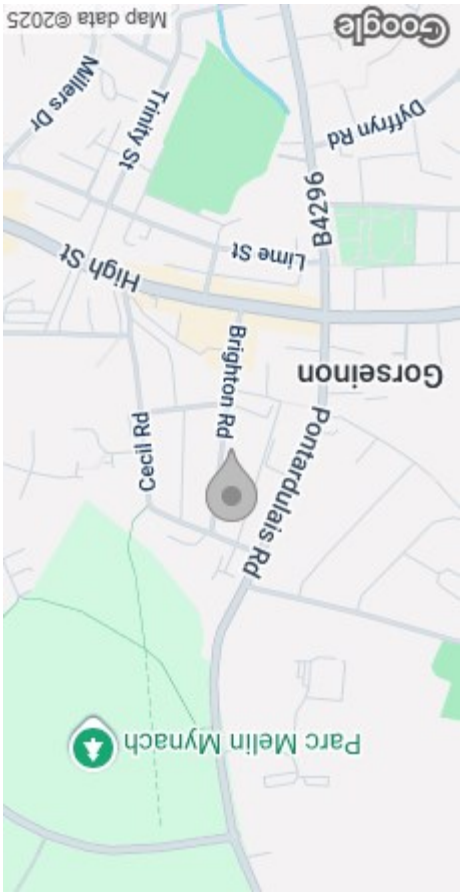


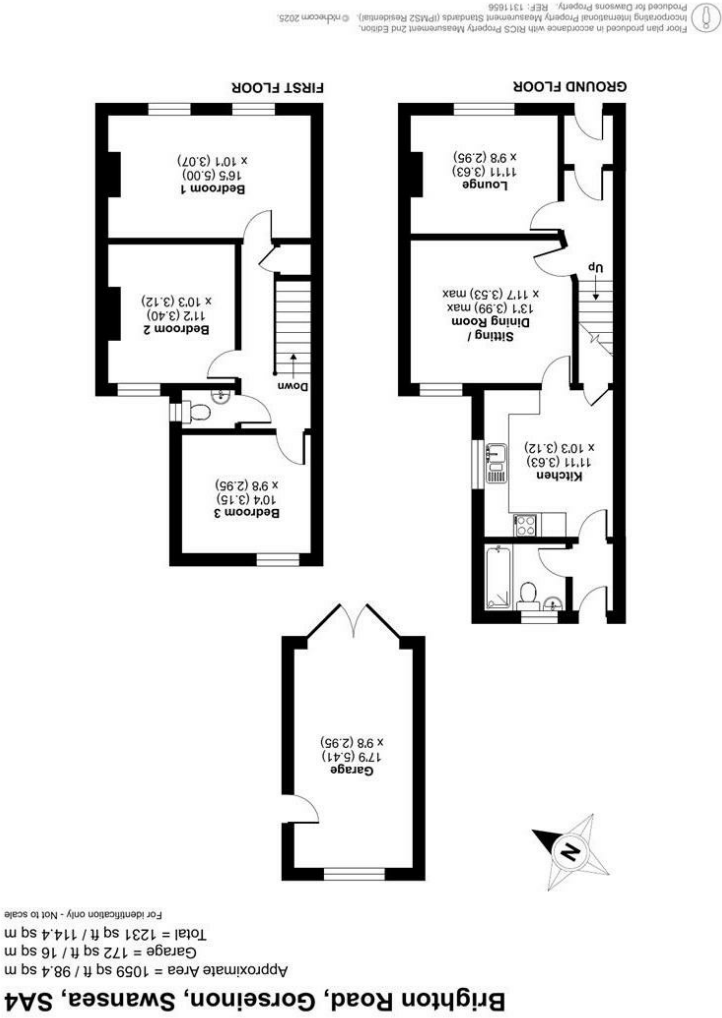
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

This three bedroom mid-terrace property situated on Brighton Road in Gorseinon, Swansea presents an excellent opportunity for first-time buyers.

The ground floor features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining area. The family bathroom, as well as a W.C., ensures convenience for all residents.

In addition to its comfortable living spaces, this property boasts a garage, providing valuable storage or parking options. The location is particularly appealing, as it is situated close to local amenities, making daily errands and leisure activities easily accessible.

This mid-terrace property on Brighton Road is not just a home; it is a gateway to a vibrant community in Gorseinon. With its blend of practicality and potential, this property is a must-see for anyone looking to make their first step onto the property ladder.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
11'10" x 9'8" (3.63m x 2.95m)

Sitting/Dining Room
13'1" max x 11'6" max (3.99m max x 3.53m max)

Kitchen
11'10" x 10'2" (3.63m x 3.12m)

Family Bathroom

First Floor

Landing



Bedroom 1
16'4" x 10'0" (5.00m x 3.07m)

Bedroom 2
11'1" x 10'2" (3.40m x 3.12m)

Bedroom 3
10'4" x 9'8" (3.15m x 2.95m)

W.C

Parking
x2 Council Parking Permits for on road parking. Garage (5.41m x 2.95m)

Council Tax Band = B

EPC = C

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Virgin Media (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2 and EE. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

