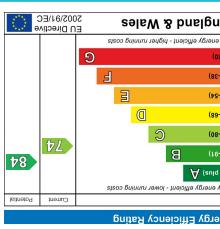
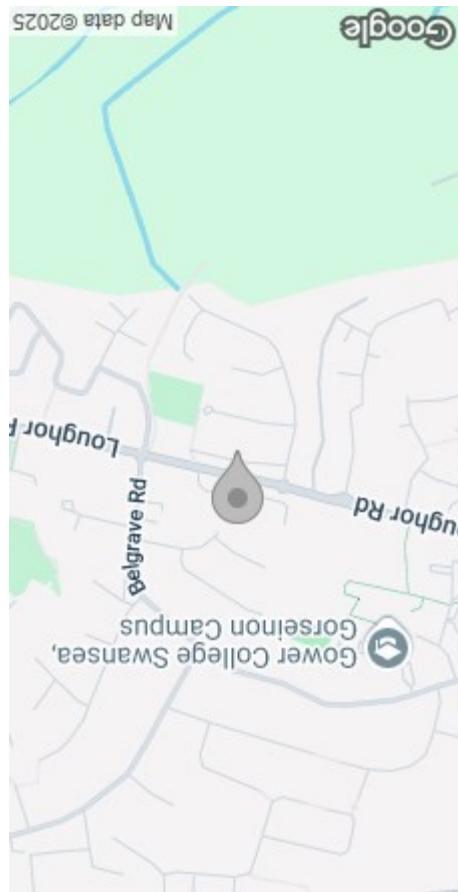


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

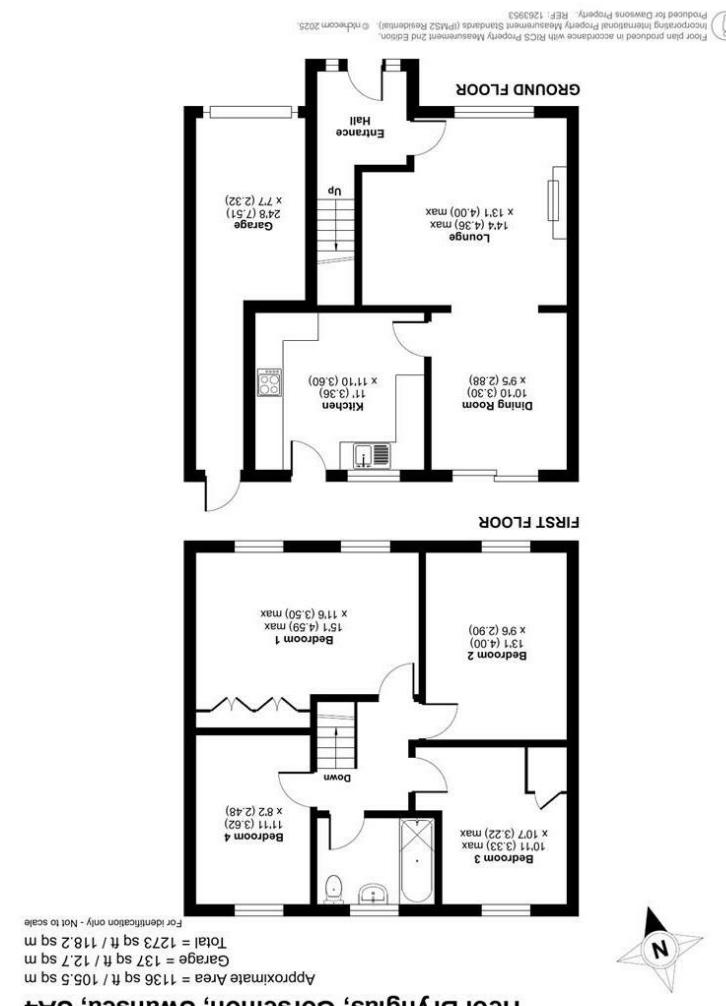
These particulars are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Heol Brynglas, Gorseinon, Swansea, SA4



FLOOR PLAN



12 Heol Brynglas
Gorseinon, Swansea, SA4 6SY
Offers Over £240,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated in the popular area of Heol Brynglas, Gorseinon, this four-bedroom semi-detached property presents an excellent opportunity for families seeking a spacious and comfortable home. With two inviting reception rooms, this property offers ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends.

The well-proportioned bedrooms provide a peaceful retreat, ensuring that everyone has their own personal space. The enclosed rear garden is a wonderful addition, offering a safe and private outdoor area for children to play or for adults to unwind in the fresh air.

Situated close to local amenities, residents will find everything they need within easy reach, including shops, parks, and the highly regarded Pontybrein Primary School, making it an ideal location for families with young children. The property also benefits from a driveway and an attached garage, providing ample parking and storage options.

With a good road network nearby, commuting to Swansea and surrounding areas is straightforward, enhancing the appeal of this lovely family home. Do not miss the chance to view this wonderful property that combines comfort, convenience, and a welcoming community atmosphere.



FULL DESCRIPTION

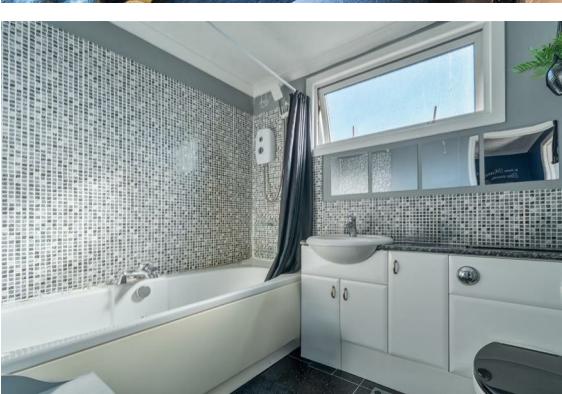
Ground Floor

Entrance

Hallway

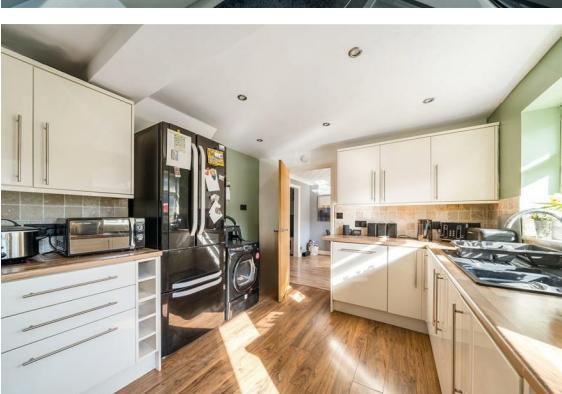
Lounge

14'3" max x 13'1" max (4.36m max x 4.00m max)



Kitchen

11'0" x 11'9" (3.36m x 3.60m)



Dining Room

10'9" x 9'5" (3.30m x 2.88m)

First Floor

Landing



Bedroom 1
15'0" max x 11'5" max (4.59m max x 3.50m max)

Bedroom 2
13'1" x 9'6" (4.00m x 2.90m)

Bedroom 3
10'11" max x 10'6" max (3.33m max x 3.22m max)

Bedroom 4
11'10" x 8'1" (3.62m x 2.48m)

Family Bathroom

Parking
Garage and Driveway

Council Tax band = D

EPC = C

FREEHOLD

Services

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

