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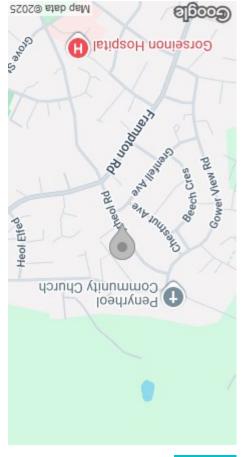


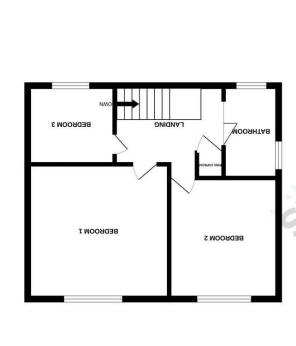
90 High Street, Swansea, SA4 4BL

or warranty in respect of the property.

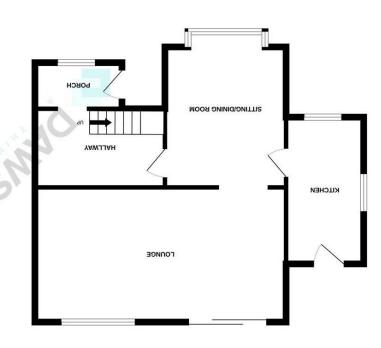
statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set out as a general outline only for guidance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







1ST FLOOR



CROUND FLOOR

AREA MAP

FLOOR PLAN









GENERAL INFORMATION

Nestled on Penyrheol Road in the area of Gorseinon, Swansea, this $\stackrel{\cdot}{\text{semi-detached property presents an excellent opportunity for}}$ families and first-time buyers alike. Boasting three wellproportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host family gatherings or enjoy quiet evenings at home.

The kitchen is functional and ready for your personal touch, allowing you to create a culinary haven that suits your lifestyle. Outside, the property features a convenient driveway & garage, ensuring that parking is never a concern.

One of the standout features of this home is its proximity to local schools, making it an ideal choice for families with children. The $\,$ surrounding area of Gorseinon is known for its community spirit and accessibility to various amenities, enhancing the overall appeal of

In summary, this semi-detached house on Penyrheol Road is a wonderful opportunity to secure a family home in a desirable location. With its spacious layout, convenient driveway, and close proximity to schools, it is sure to attract interest from those seeking a comfortable and practical living space. Do not miss the chance to $\,$ make this property your own.

FULL DESCRIPTION

Entrance

Porch 7'8" x 4'1" (2.36 x 1.25)

Hallway 11'3" x 6'8" (3.45 x 2.05)

Lounge 22'1" x 11'10" (6.75 x 3.63)

Sitting/Dining Room $12'4" \times 10'7" (3.77 \times 3.25)$

Kitchen 12'11" x 6'10" (3.94 x 2.09)

First Floor Landing









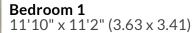












Bedroom 2 10'8" x 9'8" (3.27 x 2.95)

Bedroom 3 6'8" x 7'4" (2.05 x 2.24)

Bathroom 4'10" x 8'10" (1.48 x 2.70)

Parking

Driveway for several vehicles & Detached Garage (5.78 x 3.01).

Council Tax Band = D

EPC = D

Tenure

Freehold

Services

Heating System - Gas Mains gas, electricity, sewerage and

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





