



Gwalia Close, Gorseinon, Swansea, SA4 4DY

Asking Price: £164,950

- A Three Bedroom End Of Terrace Property
- Fantastic First Time Purchase Or Investment Opportunity
- Larger Than Average Enclosed Rear Garden
- Situated In A Quiet Cul-De-Sac Location
- Popular And Highly Sought After Residential Area
- A Must See Property



Entrance Hallway

Entered via double glazed front door with matching glazed side panel to hallway with staircase giving access to the first floor, understairs storage space and door to:-

Lounge

A bright light and airy living space with double glazed window to front aspect and door to:-

Kitchen/Breakfast Room

A well appointed and modern fitted kitchen with a good selection of matching base and wall units, shaker style in cream with chrome handles, wood effect roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob, brick effect part tiled walls, plumbing for automatic washing machine, space for under counter fridge and freezer, built in under stairs storage cupboard and double glazed window looking on to rear aspect. The kitchen is open plan effect to a breakfast room with space for table and chairs, double glazed window to rear and double glazed door giving access to the rear garden.

First Floor Landing

With built in airing cupboard space housing Worcester boiler (supplying domestic hot water and gas central heating), attic hatch, textured ceiling and doors to:-

Bedroom One

With double glazed window to front aspect.

Bedroom Two

With double glazed window looking onto rear garden.

Bedroom Three

With textured ceiling and double glazed window to front aspect.

Bathroom

A two piece suite comprising panel bath with electric shower over, wash hand basin and double glazed frosted window to rear aspect.

Separate W.C

With low level W.C and double glazed frosted window to rear aspect.

External

To the front of the property is off road parking and garden laid to lawn. Pathway to the side then extends to a wooden gate giving access to a larger than average level and enclosed rear garden laid mainly to lawn with paved patio area, garden shed and fenced boundaries.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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