



85 West Street, Gorseinon, Swansea, West Glamorgan SA4 4AF

£99,950 For Sale

Property Features

- Mid Terrace 2 Bedroom House
- Ideal First Time Buyer or Investor
- Light Refurbishment or potential to convert to 3 Bedroom (subject to building regulations)
- Freehold with vacant possession
- Convenient Location
- 4 Miles from M4 Motorway

Property Summary

85 West Street is a 2 bedroom mid terrace house in need of some light refurbishment. The property would suit a first time buyer or investor.

Briefly comprising entrance hallway with open plan living/dining room, kitchen with wall and base units. To the first floor are 2 bedrooms and a bathroom. Outside the garden is mainly laid to lawn with shed and W.C.

The property is situated in Gorseinon being 4 miles from the M4 motorway at Junction 47. Swansea City Centre is approximately 6 miles distant.



Full Details

Living/ Dining Room

3.8m x 6.8m (12' 6" x 22' 4")
Window to front and rear.

Kitchen

2.2m x 3.8m (7' 3" x 12' 6")
Wall and base units. Windows to rear.

FIRST FLOOR

Bedroom 1

3.5m x 4.6m (11' 6" x 15' 1")
Window to front.

Bedroom 2

2.9m x 3.2m (9' 6" x 10' 6")
Window to rear.

Bathroom

2.2m x 3.8m (7' 3" x 12' 6")
W.C. Bath. Wash hand basin.

Outside

To the rear is a garden mainly laid to lawn. To the front is off road parking,

Tenure

The property is registered Freehold.

Council Tax Band

The council tax band is B.

EPC

The property has a rating of D.

Viewing

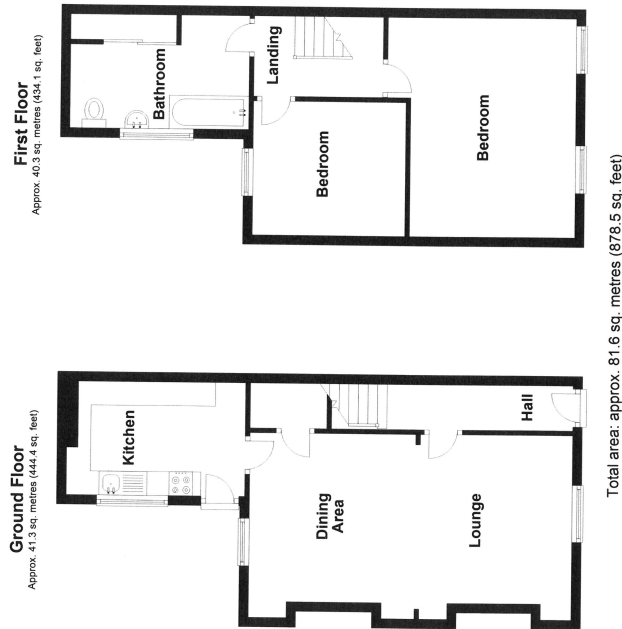
By appointment with the selling agents, please contact

Tracy Bevan on 01792 650705 or tracy@reesrichards.co.uk

NOTE

A Partner of Rees Richards & Partners has an interest in the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	