



42 Llys Baldwin, Gowerton, Swansea, SA4 3DX

Asking Price: £179,950

- End Of Terrace Two Bedroom
- Quiet Cul-de-Sac Location Property
- Popular And Sought After Residential Area
- Driveway Parking
- Freehold Title
- Ideal First Time Purchase
- Private Enclosed Rear Garden
- A Must See Property



Entrance

Entered via double glazed front door to small hallway with medium oak effect laminate flooring, textured ceiling and feature archway to:-

Lounge

Accessed via half glazed door from hallway to a good size light and airy room, open plan effect with feature spiral staircase to first floor, medium oak effect laminate flooring and double glazed sliding patio doors to rear garden.

Kitchen

A well presented and modern fitted kitchen with a good selection of matching base and wall units and draw space with chrome handles, wood effect roll top work surface space and preparation area incorporating stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob, stainless steel back panel and extractor canopy over, plumbing for automatic washing machine, space for fridge freezer, wall mounted boiler (supplying domestic hot water and gas central heating), textured ceiling, part tiled walls and double glazed window to front aspect.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

With built in cupboard space, fitted mirrored wardrobes and double glazed window to front aspect.

Bedroom Two

With fitted wardrobes, textured ceiling and double glazed window to rear aspect.

Bathroom

A three piece suite comprising panel bath with electric shower over, low level W.C, wash hand basin, shaver light point, part tiled walls and double glazed frosted window to side aspect.

External

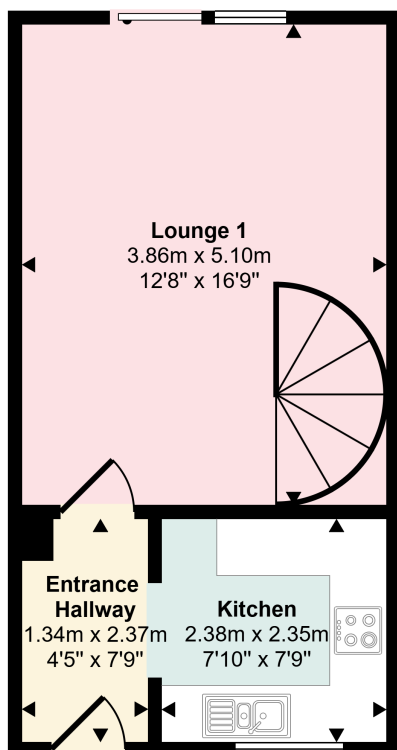
To the front of the property is driveway parking for 2 vehicles, Wooden gate then gives access to a private and enclosed rear garden laid mainly to lawn with a selection of mature shrubs, patio area, shed and fenced boundaries.

Disclaimer

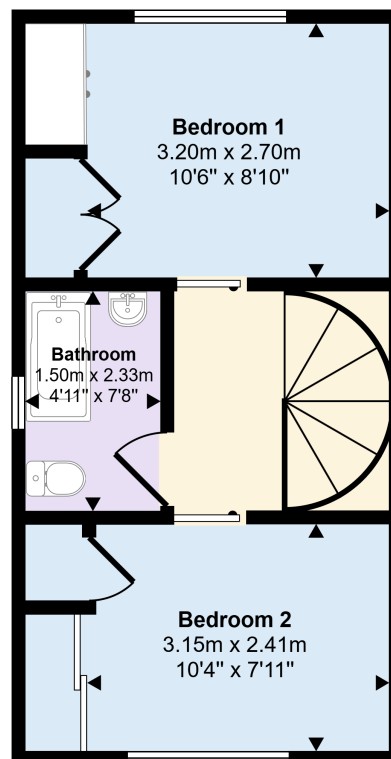
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



Approx Gross Internal Area
59 sq m / 636 sq ft



Ground Floor
Approx 29 sq m / 317 sq ft



First Floor
Approx 30 sq m / 319 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

