



## Heol Brynglas, Gorseinon, Swansea, SA4 6SY

Asking Price: £184,950

- Three Bedroom Semi Detached
- Quiet Cul-de-sac Location Property
- Popular And Sought After Residential Area
- First floor Bathroom
- No Forward Chain
- Ideal First Time Purchase Or Family Home
- Driveway Parking With Single Detached Garage
- Freehold Title



**Entrance**

Entered via double glazed front door with matching glazed side panels to hallway, with staircase giving access to the first floor, medium oak effect laminate flooring, under stairs storage cupboard space and doors to:-

**Lounge**

4.354m x 3.529m (14' 3" x 11' 7")

With medium oak effect laminate flooring, textured ceiling, fitted gas fire within pine mantle and marble effect hearth, fitted shelves to recess and double glazed window to front aspect.

**Kitchen/Breakfast Room**

5.096m x 3.501m (16' 9" x 11' 6")

Fitted with a range of matching base and wall units and draw space in light oak with chrome handles and colour coordinated roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric Zanussi cooker with 4 ring gas hob and stainless steel extractor canopy over, space for fridge freezer, plumbing for automatic washing machine, part tiled walls and medium oak effect laminate flooring. The kitchen is open plan effect to a breakfast room/dining room with continued medium oak effect laminate flooring, coving and double glazed French doors opening onto rear garden.

**First Floor Landing**

With attic hatch, double glazed window to side aspect giving open aspect views and doors to:-

**Bedroom One**

3.895m x 3.133m (12' 9" x 10' 3")

With a selection of fitted over bed wardrobes and fitted matching draws, textured ceiling with coving and double glazed window to front aspect.

**Bedroom Two**

3.399m x 3.445m (11' 2" x 11' 4")

With medium oak effect laminate flooring, built in airing cupboard space and double window looking onto rear garden.

**Bedroom Three**

3.273m x 2.051m (10' 9" x 6' 9")

With medium oak effect laminate flooring, textured ceiling and double glazed window to front aspect.

**Bathroom**

2.121m x 1.878m (7' 0" x 6' 2")

A three piece suite comprising panel bath with shower over, low level W.C., wash hand basin, fully tiled walls, heated towel rail and double glazed frosted window to the rear.

**External**

To the front of the property is block paved forecourt parking that extends to a side driveway that leads to a single detached garage. To the rear there is an enclosed and level garden laid mainly to lawn with paved patio area, a selection of mature shrubs and ever greens and garden shed.


**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 adviser.



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| Energy Efficiency Rating                           |          | Current                 | Potential   |
|--|----------|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> |          |                         |   |
| (92+)  | <b>A</b> |                         | 87  |
| (81-91)  | <b>B</b> |                         |   |
| (69-80)  | <b>C</b> |                         |   |
| (55-68)  | <b>D</b> |                         |   |
| (39-54)  | <b>E</b> | 52                      |   |
| (21-38)  | <b>F</b> |                         |   |
| (1-20)   | <b>G</b> |                         |   |
| <i>Not energy efficient - higher running costs</i> |          |                         |   |
| <b>England, Scotland &amp; Wales</b>               |          |                         |   |
|  |          | EU Directive 2002/91/EC |  |

