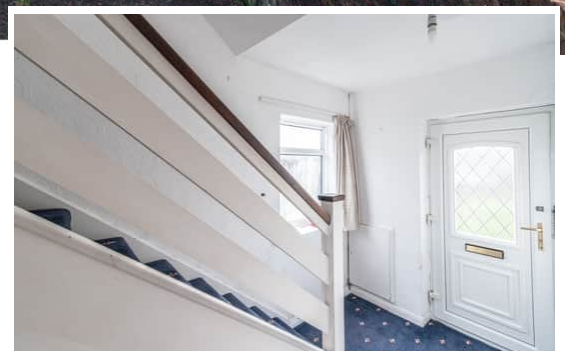




**Elba Street, Gowerton, Swansea, SA4 3EE**

**Asking Price: £165,000**

- Three Bedroom Semi Detached • Ideal Investment Opportunity Property
- Two Reception Rooms
- Popular And Convenient Residential Area
- Front And Rear Gardens
- First Floor Bathroom
- Single Detached Garage



**Entrance**

Entered via double glazed front door to hallway with staircase giving access to the first floor, double glazed window to side aspect and doors to:-

**Lounge**

With light oak effect laminate flooring, feature brick fireplace and double glazed window to front aspect.

**Dining Room**

With Marley tile flooring and double glazed French doors opening onto rear garden.

**Kitchen**

Fitted with a range of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating stainless steel sink unit with hot and cold mixer taps over, gas cooker, plumbing for automatic washing machine, part tiled walls, under counter space for fridge and freezer, double glazed window and door to rear and opening to:-

**First Floor Landing**

With attic hatch, double glazed window to side aspect and doors to:

**Bedroom One**

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

**Bedroom Two**

With fitted wardrobes, built in airing cupboard space housing Baxi boiler (supplying domestic hot water and gas central heating) and double glazed window to rear aspect giving open countryside views.

**Bedroom Three**

With textured ceiling and double glazed window to front aspect.

**Bathroom**

A three piece suite comprising double base walk in shower housing electric shower, wash hand basin, low level W.C, extractor fan, inset spot lighting and double glazed frosted windows to side and rear aspect.

**External**

To the front of the property is driveway parking leading to a single detached garage. Small lawned area with flower borders. To the rear there is a larger than average level and enclosed garden laid mainly to lawn with paved patio area, wall 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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