



House - Semi-Detached (EPC Rating: D) Leasehold

**FRAMPTON ROAD, GORSEINON,
SWANSEA, SA4 4FX**
Offers In The Region Of
£165,000

3 Bedroom House - Semi-Detached located in Swansea

LEASEHOLD. Thomas & Thomas have the pleasure in offering For Sale this Charming Semi Detached House located within the small town of Gorseinon offering a range of shopping, leisure facilities and schools with Swansea City Centre approximately 6 miles away offering further major retail outlets. The accommodation comprises, Hallway, Lounge, Kitchen, Bedroom 1 and Shower room located on the ground floor with a further 2 Bedrooms and Family Bathroom on the first floor. Externally there is a low maintenance front courtyard, with decked area, side pedestrian walkway leading to an enclosed rear garden with covered area, artificial lawn, block paved pathway and wooden shed. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - B. Leasehold EPC-D66. Ideal First Time Buyers Property.

Ground Floor

With entrance door leading into....

Hallway

With radiator, stairs to first floor, wood effect vinyl flooring and door leading into....

Lounge

4.64 x 3.67 (15'3" x 12'0")

With radiator, coved ceiling, feature fireplace with wooden surround, dado rail, two windows to the front of the property and Double Doors opening into....

Dining Room

2.32 x 2.67 (7'7" x 8'9")

With coved ceiling, wood effect laminate flooring, storage cupboard and door leading into....

Kitchen

3.45 x 3.08 (11'4" x 10'1")

With a range of base and wall units, wood effect work surface, stainless steel sink unit with mixer taps, space for a range style cooker with extractor fan above, plumbing for automatic washing machine, space for American Style fridge/freezer, feature stonewall and Island, part tiled walls, window and door leading to the side of the property.

Shower Room

2.57 x 2.14 (8'5" x 7'0")

With low level flush WC, pedestal wash hand basin, Walk-In shower, radiator, part tiled walls, extractor fan and two windows, one to the side and one to the rear of the property.

Bedroom 1

3.74 x 3.94 (12'3" x 12'11")

With radiator, coved ceiling, open wardrobe space

and two windows, one to the side and one to the rear of the property.

First Floor

Landing Area

With radiator, airing cupboard housing gas boiler providing domestic hot water and central heating, access to left space (part cladded walls) and window to the side of the property.

Bedroom 2

2.94 x 2.98 (9'8" x 9'9")

With radiator, picture rail and window to the front of the property.

Bedroom 3

3.02 x 3.40 (9'11" x 11'2")

With radiator, wood effect laminate flooring, picture rail and window to the rear of the property.

Family Bathroom

1.52 x 1.84 (5'0" x 6'0")

With low level flush WC, pedestal wash hand basin, panelled bath, fully tiled walls, coved ceiling and window to the front of the property.

External

Front: With an enclosed, low maintenance courtyard, wooden decked area with block paved pathway leading to gated rear garden.

Rear: With low maintenance, enclosed rear garden that has been landscaped consisting of a raised split level area ideal for relaxing and artificial lawn area, block paved pathway and wooden storage shed. The property offers no off road parking.



Services

Mains gas, electricity, water and drainage.

Council Tax

- Band B

TENURE

Leasehold

NOTE

All photographs have been taken using a wide angle lens.

NOTE.

Any appliances and services listed on these details have not been tested.

VIEWINGS

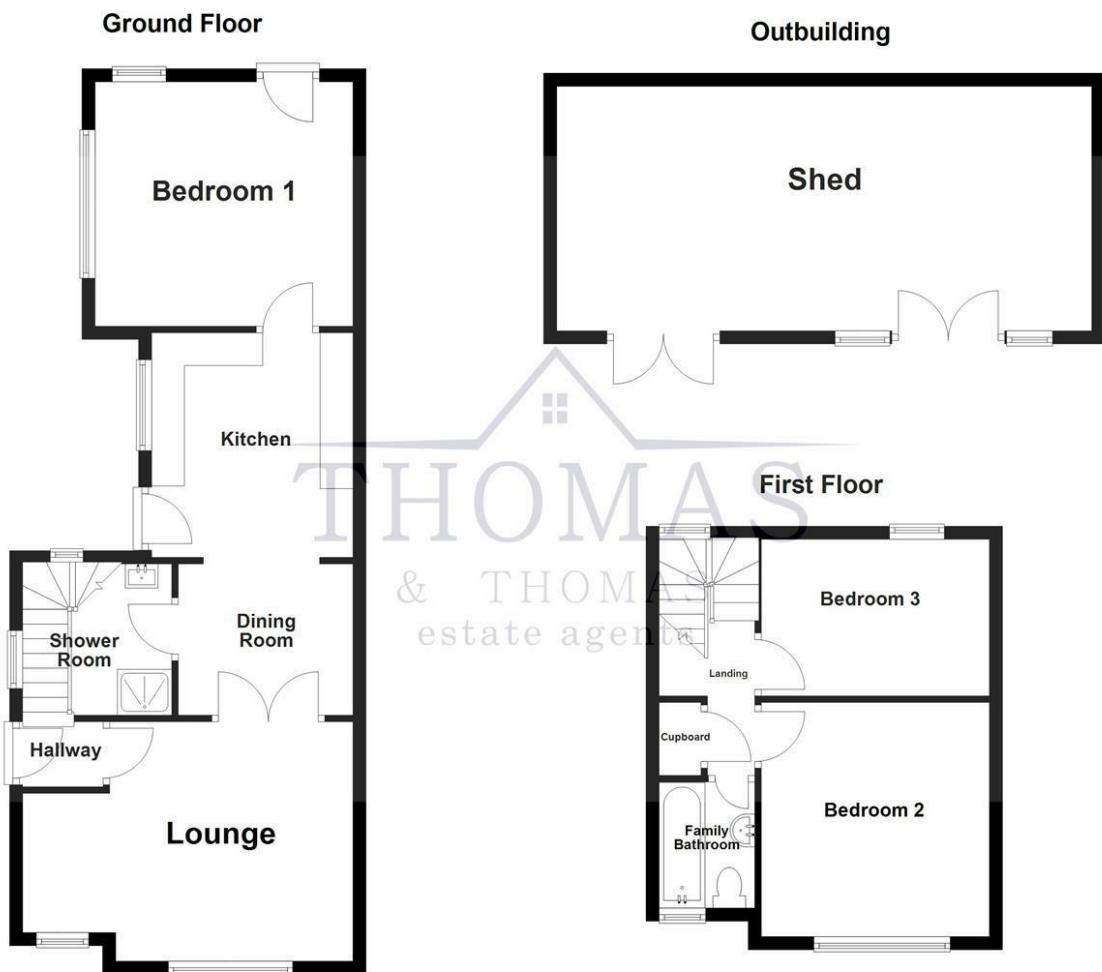
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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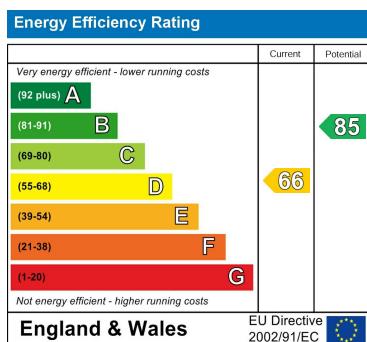




Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.