



## Wellfield Close, offers in the region of £250,000

- Conservatory
- Council Tax - Band D
- 2nd Reception
- Beautiful rear garden
- Driveway parking
- Great central location
- Garage storage
- EPC Rating: D



 2  1  2





## About the property

Presenting a charming 2-bedroom detached bungalow with a delightful exterior, set in the sought after area of Gorseinon. This home boasts a rear garden, parking for 2 cars, and a lovely conservatory. Call the office today to view.







## Accommodation

### Kitchen

11' 8" x 6' 8" ( 3.56m x 2.03m )

### Lounge

11' 1" x 10' 1" ( 3.38m x 3.07m )

### Dining Room

10' 7" x 8' 3" ( 3.23m x 2.51m )

### Bedroom 1

16' 2" x 10' 2" ( 4.93m x 3.10m )

### Bedroom 2

10' 2" x 10' 1" ( 3.10m x 3.07m )

### Conservatory

11' 6" x 9' ( 3.51m x 2.74m )

### Garage Space

01792 894422

gorseinon@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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