



# Heol Cynan, Gorseinon Swansea

**£190,000**

- Great Location
- Close to Schools
- Driveway Parking
- Quiet Area
- EPC Rating: C



 3  1  1



## About the property

Discover the perfect balance of comfort and convenience in this beautiful Semi-detached property located on the popular location of Gorseinon. With a thoughtfully designed Kitchen and welcoming Lounge/Diner, Conservatory, Bathroom and 3 Bedrooms. Also the large rear garden provides a tranquil retreat, ideal for relaxation. Strategically located. This property also benefits from a great rear garden aswell as off road parking, making coming home a breeze. It's an excellent buy for those seeking a great central location and a move in ready property. Take advantage of local amenities in this thriving community, making every day a delightful experience for residents. Don't miss the chance to make this property your home or a smart investment choice. Please call the Gorseinon team to booking today on 01792894422.

## Accommodation

### Lounge

12' 5" x 11' 5" ( 3.78m x 3.48m )

### Dining Room

10' 2" x 8' 8" ( 3.10m x 2.64m )

### Kitchen

12' 1" x 7' 8" ( 3.68m x 2.34m )

### Bedroom One

12' 4" x 9' 5" ( 3.76m x 2.87m )

### Bedroom Two

10' 1" x 9' 5" ( 3.07m x 2.87m )

### Bedroom Three

7' 4" x 7' 1" ( 2.24m x 2.16m )

### Family Bathroom

## 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.