



Grenfell Avenue, Gorseinon SWANSEA

offers over £130,000

- Investment
- SITTING TENANTS
- Access to M4
- Great Investment
- EPC Rating: C



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About the property

An exciting investment opportunity has arisen to acquire this three-bedroom semi-detached home in the sought-after area of Gorseinon, Swansea. The ground floor offers two spacious reception rooms and a modern fitted kitchen, providing versatile living space.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary style bathroom. The fully enclosed rear garden benefits from gated side access and an outbuilding, ideal for storage or additional use.

The location is particularly appealing, offering a friendly community atmosphere along with local amenities and excellent transport links, including easy access to the M4. With a sitting tenant already in place, this property presents a fantastic opportunity for both first-time and experienced landlords.

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.

Accommodation

Lounge

14' 6" x 10' 11" (4.42m x 3.33m)

Kitchen

10' 7" x 9' 10" (3.23m x 3.00m)

Dining Room

11' 5" x 10' 7" (3.48m x 3.23m)

Bedroom 1

14' 11" x 10' (4.55m x 3.05m)

Bedroom 2

14' 11" max x 10' 11" (4.55m max x 3.33m)

Bedroom 3

9' 8" x 7' 10" (2.95m x 2.39m)

Bathroom