



Heol Banc Y Felin, Gorseinon Swansea

£220,000

- 3 Bedroom Link-Detached
- Master with en-suite
- Garage plus driveway
- Sought after location.
- Close to local schools and amenities
- EPC Rating: C



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pa peter
alan

01792 894422
gorseinon@peteralan.co.uk



About the property

Peter Alan are delighted to present this ideal 3 Bedroom Link-Detached family home offered for sale in the sought after area of Heol Banc Y Felin, Gorseinon. Great location with local amenities nearby, local school and M4 Links. This property also benefits from off road parking plus garage.

Accommodation

Entrance Hall

Enter via a UPVC double glazed door to the front, the entrance hall is real oak flooring with carpeted stairs to the first floor and door leading to downstairs cloakroom and lounge.

Lounge

15' 7" max x 12' 5" max (4.75m max x 3.78m max)

Continuation of the oak flooring from the entrance hall, UPVC double glazed window to the front of the property, radiator and wooden/glazed door to the rear leading through to the kitchen/diner.



Kitchen/diner

9' 8" x 16' (2.95m x 4.88m)

To the kitchen area there is a UPVC double glazed window to the rear overlooking the rear garden. Vinyl flooring, range of matching wall and base units with laminate worktop over. 1 1/2 bowl stainless steel sink with mixer tap. Built under oven with gas hob and integrated overhead extractor. There is space for a freestanding fridge freezer and space for an under counter washing machine. There is an additional breakfast island offering further dining options.

To the dining area there is a continuation of the oak flooring from the lounge and entrance hall, UPVC double glazed French style doors leading onto the rear garden, there is plenty of space for a family dining table and chairs plus additional built in storage cupboard under stairs.

Cloakroom

UPVC double glazed window with obscure glass to the front of the property, vinyl flooring, WC and wash hand basin with mixer taps.

First Floor

Landing

Carpeted landing with doors leading off to the three bedrooms and family bathroom, built in storage/airing cupboard. Loft access.

Bedroom One

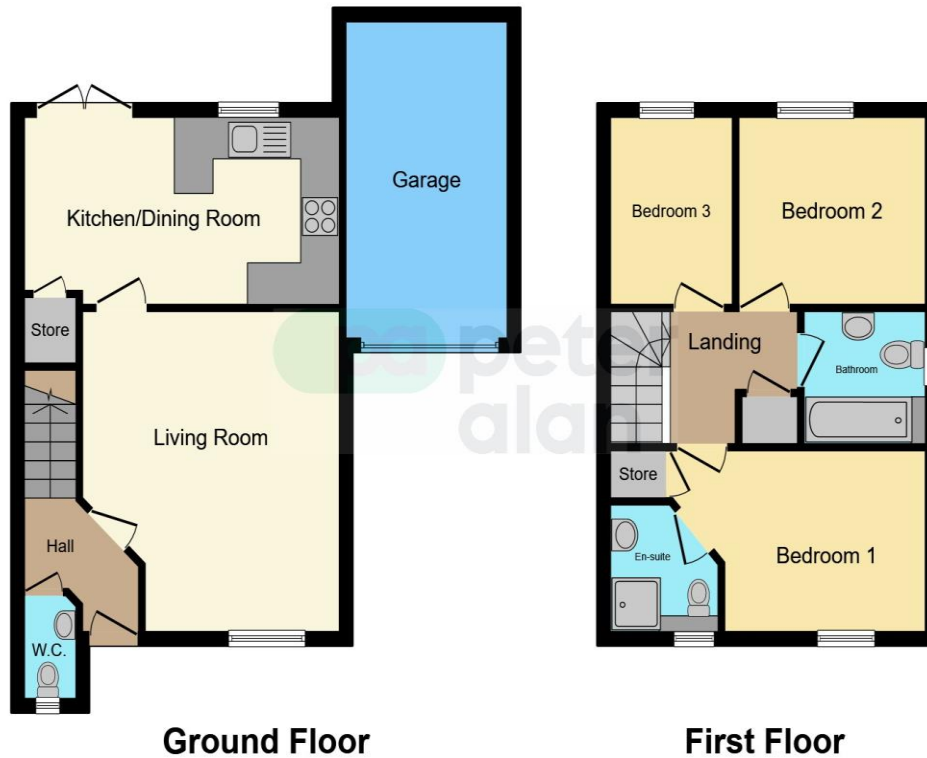
8' 6" max x 10' 2" max (2.59m max x 3.10m max)

UPVC double glazed window to the front, fitted carpets, radiator and door leading to en-suite bathroom.

En-Suite

UPVC double glazed window with obscure glass to the front of the property, vinyl flooring, tiled splashbacks, separate shower cubicle comprising of tray, sliding glass doors and wall mounted mixer shower. WC and wash hand basin with mixer taps.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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