



130 Gorseinon Road, Penllergaer, Swansea, SA4 9AA

£160,000

An end-terrace home with a larger than average rear garden, offering excellent potential for extension (subject to the necessary planning consents), and conveniently located close to local amenities and commuter links. The accommodation comprises, to the ground floor, an entrance hall, lounge/dining room, and a fitted kitchen. To the first floor are three bedrooms and a family bathroom.

The property is ideally positioned within walking distance of a well regarded primary school and a children's park, with local shops close by for everyday convenience. The M4 corridor is also just a short drive away, making this an excellent choice for families and commuters alike. One of the standout features of the property is the generous rear garden, which provides ample outdoor space for recreation, entertaining, or gardening, while also offering exciting potential for extension, subject to the necessary planning consents. To the front, the property benefits from off-road parking for up to three vehicles, with further potential to extend the driveway if required.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, staircase to first floor, radiator, door to the lounge/dining room.

Lounge 9'8" x 12'1" (2.94m x 3.69m)



Double glazed window to front, radiator, open plan the dining area.



Dining Area 10'2" x 12'10" (3.11m x 3.91m)



Double glazed window to rear, radiator, door to the kitchen.

Kitchen 11'3" x 8'3" (3.42m x 2.52m)



Fitted with a base units with worktop space over, 1+1/2 bowl sink unit, space for fridge, built-in electric oven and four ring hob, wall mounted boiler, double glazed window and door to side.

First Floor

Landing

Bedroom 1 10'2" x 10'1" (3.11m x 3.08m)



Double glazed window to rear, radiator.

Bedroom 2 10'1" x 8'2" (3.07m x 2.49m)



Double glazed window to front, radiator.

Bedroom 3 10'1" x 7'3" (3.07m x 2.22m)



Double glazed window to front, radiator.

Bathroom



Four piece suite comprising bath, wash hand basin, tiled double shower and WC. Radiator, frosted double glazed window to rear.

External



To the front of the property is a driveway providing off-road parking for up to three vehicles, alongside a lawned garden with gated side access to the rear.

The larger than average rear garden is mainly laid to lawn and offers significant potential for extension or further development, subject to the necessary planning consents.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 11 Mbps Superfast 80 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

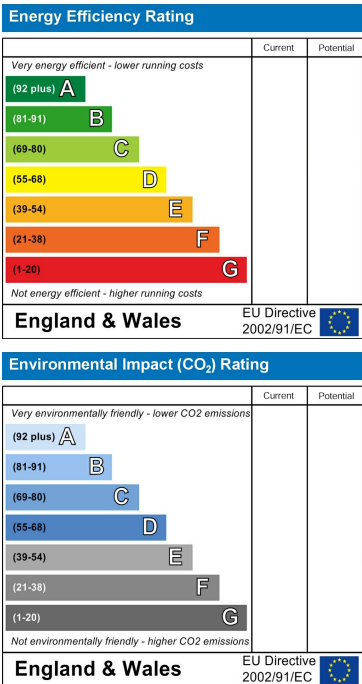
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.