

69 Coalbrook Road, Grovesend

Offers Over £220,000

3 1 2



Quote reference DS1317 when enquiring.

An excellent opportunity to purchase this well-presented three-bedroom semi-detached home, offered to the market with the significant advantage of no onward chain. Perfectly suited to first-time buyers, families, or investors, the property is ready for immediate occupation, allowing purchasers to move straight in with minimal effort required.

The accommodation offers a comfortable and practical layout, ideal for modern living, while externally the property benefits from a generous rear garden, providing fantastic space for

entertaining, children, or future landscaping potential. To the front, off-road parking ensures convenience for day-to-day living.

Measurements:

Entrance Hallway: 1.65m x 3.79m (5'4ft x 12'4ft)

Living & Dining: 5.51m max x 3.91m (18ft x 12'7ft)

Sitting Room: 3.7m x 2.67m (12'1ft x 8'7ft)

Shower Room: 2.34m x 1.69m (7'6ft x 5'5ft)

Kitchen: 3.34m x 2.45m (10'9ft x 8ft)

Landing:

Bedroom One: 4.66m x 3.23m (15'2ft x 10'5ft)

Bedroom Two: 2.89m x 3.41m (9'4ft x 11'1ft)

Bedroom Three: 2.33m x 2.56m (7'6ft x 8'3ft)

Situated in the sought-after village of Grovesend, the property benefits from a peaceful residential setting while remaining well connected. A selection of local schools are within easy reach, including Pengelli Primary School and Penyrheol Comprehensive School, making this an ideal choice for families. Everyday amenities are close by, with local shops and services in Grovesend, and a wider range of supermarkets, retail outlets, and leisure facilities in nearby Gorseinon.

Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

Property Information:

All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when

buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

Services:

From time to time, we might recommend third-party services such as mortgages, legal advice, or surveys. In most cases, we don't get any financial incentives for doing this, but there may be a few instances where we do. Rest assured, anyone using a recommended provider won't receive preferential treatment and it won't affect their position or priority over other interested buyers. Their choice is always their own.

Key Features

- Quote reference DS1317 when enquiring.
- Move-in ready condition
- Off-road parking
- Three well-proportioned bedrooms
- Freehold
- No onward chain
- Generous rear garden
- Ideal first-time buy or investment
- Ground floor shower room
- Convenient links to Swansea, Llanelli, and surrounding areas

