



Belgrave Road, £450,000

- Four Bedroom Detached Home
- Three Reception Rooms
- Downstairs Shower Room
- Driveaway & Generous Double Garage
- Sought After Location
- EPC Rating: E



 4  1  3



About the property

This beautifully presented four-bedroom detached home is ideally located on the sought-after Belgrave Road in Gorseinon and offers spacious, versatile accommodation throughout. From the moment you step into the welcoming entrance hall, it is clear that the property has been designed with family living in mind.

The ground floor provides an excellent range of living spaces, including a comfortable lounge, a separate dining room, and an additional sitting room that can easily be used as a snug, playroom, or home office. A generously sized kitchen/diner offers ample worktops, storage, and natural light, creating a perfect setting for everyday family meals. Completing the downstairs layout is a convenient ground-floor shower room.

Upstairs, the property features four good-sized bedrooms, all offering plenty of space for family members or guests. A well-proportioned family bathroom serves the first floor, adding to the practicality of the home.

Externally, the property benefits from a good sized rear garden, ideal for children, pets, and outdoor entertaining. To the front, a driveway provides off-road parking and leads to a generous double garage, offering further parking options for up to three cars or useful storage.

This impressive detached home combines generous living space, flexible room layout, and a desirable location, making it an excellent choice for families looking to settle in Gorseinon. Early viewing is highly recommended.



Accommodation

Agents Note:

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor

Entrance Hall

Lounge

13' 2" x 12' 10" (4.01m x 3.91m)

Dining Room

14' 1" Max x 11' 9" Max (4.29m Max x 3.58m Max)

Shower Room

10' x 4' 4" (3.05m x 1.32m)

Sitting Room

14' 7" Max x 13' 9" Max (4.45m Max x 4.19m Max)

Kitchen/ Diner

20' 9" Max x 13' 2" Max (6.32m Max x 4.01m Max)

First Floor

Landing

Bedroom One

13' 4" x 11' 8" (4.06m x 3.56m)

Bedroom Two

13' 2" x 13' 1" (4.01m x 3.99m)

Bedroom Three

12' 11" Max x 12' 3" Max (3.94m Max x 3.73m Max)

Bedroom Four

14' 6" x 8' 11" (4.42m x 2.72m)

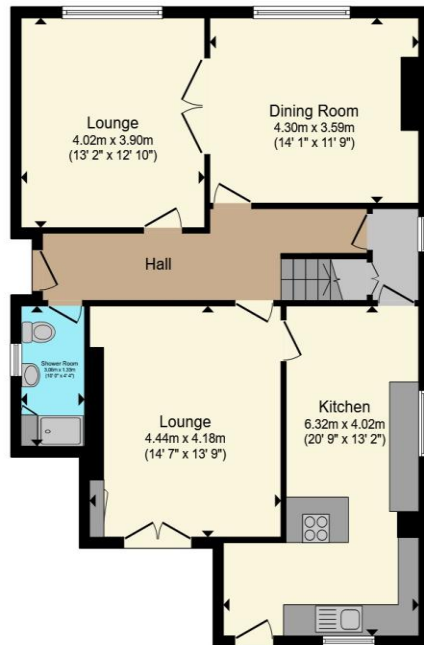
Bathroom

9' 7" x 5' 9" (2.92m x 1.75m)

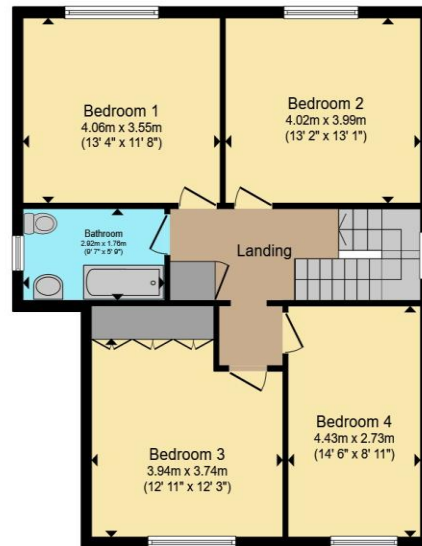
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Floorplan



Ground Floor



First Floor

Total floor area 160.8 m² (1,731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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