



Heol Pentre Bach, £250,000

- Semi Detached
- Three Bedrooms
- Lounge & Open Plan Kitchen/Diner
- Freehold
- Close To All Local Amenities
- EPC Rating: B



 3  1  1



About the property

Situated in the popular residential area of Gorseinon, Swansea, this modern three-bedroom semi-detached property offers well-presented accommodation ideal for families, first-time buyers, or those seeking convenient commuter access.

The property is superbly located with excellent links to the M4 motorway and is within easy reach of primary and secondary schools, a leisure centre, Trostre Retail Park, Swansea City Centre, and a wide range of local pubs, restaurants, shops, and amenities.

Arranged over two floors, the accommodation briefly comprises to the ground floor a welcoming entrance hallway, a comfortable lounge, a modern kitchen/diner ideal for everyday living and entertaining, and a convenient cloakroom/WC.

To the first floor, the landing gives access to three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom.

This attractive home is located in a sought-after area and offers a fantastic opportunity to enjoy modern living with excellent local amenities close by.



Accommodation

Agents Note:

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Ground Floor

Entrance Hall

Lounge

16' 3" x 10' 2" (4.95m x 3.10m)

Kitchen/ Diner

16' 3" Max x 10' 2" Max (4.95m Max x 3.10m Max)

First Floor

Landing

Bedroom One

9' 10" Max x 9' 7" Max (3.00m Max x 2.92m Max)

Bedroom Two

12' 5" Max x 8' 8" Max (3.78m Max x 2.64m Max)

Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m)

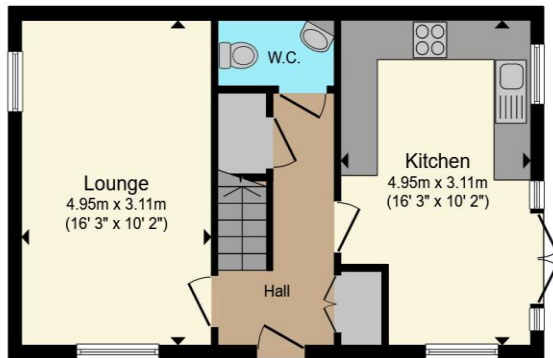
Bathroom

6' 3" Max x 5' 11" Max (1.91m Max x 1.80m Max)

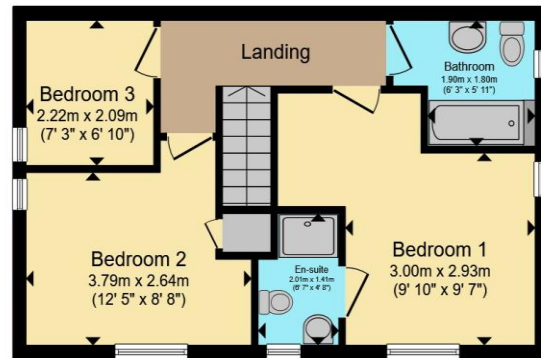
01792 894422

gorseinon@peteralan.co.uk

Floorplan



Ground Floor



First Floor

Total floor area 82.5 m² (888 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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