

117 West Street, Gorseinon

Offers Over **£150,000**

ASTLEYS
SALES AND LETTINGS



117 West Street

Gorseinon, Swansea

Situated in a convenient location in Gorseinon, this three-bedroom end terrace property is offered for sale and presents an opportunity for first time buyers or buy-to-let investors. The accommodation briefly comprises a lounge/dining room, kitchen and ground-floor WC, with three bedrooms and a dressing room leading to the family bathroom on the first floor. Externally, the property benefits from an enclosed rear garden, mainly laid to lawn.

The property is conveniently located within walking distance of Gorseinon town centre, offering a range of shops, supermarkets including Asda, Aldi and Sainsbury's, along with cafés, local businesses and everyday amenities. There are also a number of nearby schools, Gorseinon Library and Parc Melin Mynach, which offers recreational facilities. The area is well served by public transport, with Gorseinon Bus Station nearby, while Gowerton Railway Station and Junction 47 of the M4 are within easy reach, providing links to Swansea, Llanelli and further afield.







Ground Floor

Porch
Entrance door to front, door to the hallway.

Hallway
Radiator. Staircase to first floor.

Dining Area
11' 7" x 9' 11" (3.53m x 3.02m)
Double glazed window to front, radiator, open plan to the lounge area.

Lounge
11' 9" x 11' 7" (3.59m x 3.53m)
Double glazed window to rear, radiator, door to the kitchen.

Kitchen
16' 1" x 7' 11" (4.89m x 2.42m)
Fitted with wall and base units with worktop space over incorporating a stainless steel sink unit. Built-in electric double oven and a four ring hob. Space for washing machine, fridge freezer, under stairs storage cupboard, radiator, double glazed windows to side and rear.

Rear porch
Door leading to the garden and door to the WC.

WC
Two piece suite comprising a wash hand basin and WC. Heated towel rail, double glazed window to rear.







First Floor

Landing
Access to loft, radiator.

Bedroom 1
10' 11" x 7' 10" (3.32m x 2.39m)
Double glazed window to front, radiator.

Bedroom 2
10' 10" x 9' 9" (3.31m x 2.97m)
Double glazed window to rear, radiator.

Bedroom 3
7' 11" x 7' 3" (2.41m x 2.20m)
Double glazed window to front, radiator

Dressing area
8' 8" x 7' 11" (2.63m x 2.42m)
Built-in mirror fronted wardrobe, door to the bathroom.

Bathroom
Three piece suite comprising bath with shower over, wash and basin and WC. Tiled wall, radiator, double glazed window to rear.







REAR GARDEN

The rear garden is larger than average and mainly laid to lawn.

Permit

1 Parking Space

Permit parking is available

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:











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