



# Brynteg Road, Gorseinon SWANSEA

£300,000

- No Chain
- Off Road Parking
- Fully Renovated
- Close To Schools
- EPC Rating: Awaited



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## About the property

Situated on the sought-after Brynteg Road, this beautifully presented four-bedroom semi detached home has been fully renovated throughout to a high standard, offering a stylish, turnkey property ready for immediate occupation.

The accommodation comprises a spacious and contemporary layout, with a welcoming entrance leading to a bright and airy living space, perfect for both relaxing and entertaining. The modern fitted kitchen has been tastefully finished with quality units and ample work surface space, designed to suit modern family living.

Upstairs, the property boasts four well-proportioned bedrooms, including an impressive master bedroom with its own en-suite shower room. The remaining three bedrooms are all of good size, ideal for family, guests, or home working. A stylish family bathroom completes the first-floor accommodation.

Externally, the property benefits from a generous rear garden, providing excellent outdoor space for families.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Living Room

13' Max x 10' 2" Max ( 3.96m Max x 3.10m Max )

#### Kitchen/ Diner

20' 4" Max x 12' Max ( 6.20m Max x 3.66m Max )

### First Floor

#### Landing

#### Bedroom Two

13' 2" Max x 12' Max ( 4.01m Max x 3.66m Max )

#### Bedroom Three

11' Max x 10' 3" Max ( 3.35m Max x 3.12m Max )

#### Bedroom Four

10' 6" Max x 6' 11" Max ( 3.20m Max x 2.11m Max )

#### Bathroom

7' 1" x 6' 10" ( 2.16m x 2.08m )

### Second Floor

#### Landing