



# Heol Gwrosydd, Penlan Swansea

£180,000

- Three bedroom semi-detached property
- 2 Reception Rooms
- Private Driveway
- Enclosed, Maintained Rear Garden
- EPC Rating: Awaited



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## About the property

Located on Heol Gwrosydd, this well-proportioned three-bedroom property presents an excellent opportunity for families seeking space, practicality, and potential.

The ground floor comprises a separate lounge and dining room, providing versatile living and entertaining space, alongside a fitted kitchen to the rear. The property also benefits from a downstairs W/C. The layout offers a traditional and functional arrangement, ideal for family life.

Upstairs, the property benefits from three bedrooms and a family bathroom, offering comfortable accommodation with scope for cosmetic updating to suit modern tastes.

Externally, the home boasts a large enclosed rear garden - perfect for children, pets, or outdoor entertaining - along with the added benefit of driveway parking to the front.

## 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

### Lounge

13' 7" x 11' 10" ( 4.14m x 3.61m )

### Dining Room

11' 10" x 10' 4" ( 3.61m x 3.15m )

### Kitchen

13' 7" x 8' 10" ( 4.14m x 2.69m )

### W/C

### Bedroom 1

13' 3" x 10' 4" ( 4.04m x 3.15m )

### Bedroom 2

12' x 10' 5" ( 3.66m x 3.17m )

### Bedroom 3

10' 9" x 9' 7" ( 3.28m x 2.92m )

### Bathroom

6' 3" x 5' 5" ( 1.91m x 1.65m )