



## Grenfell Avenue, offers over £125,000

- Investment
- SITTING TENANTS
- Access to M4
- Great Investment
- 3 Bedrooms
- Freehold
- Close Links to M4
- EPC Rating: C



 3  2  2



## About the property

An exciting investment opportunity has arisen to acquire this three-bedroom semi-detached home in the sought-after area of Gorseinon, Swansea. The ground floor offers two spacious reception rooms and a modern fitted kitchen, providing versatile living space.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary style bathroom. The fully enclosed rear garden benefits from gated side access and an outbuilding, ideal for storage or additional use.

The location is particularly appealing, offering a friendly community atmosphere along with local amenities and excellent transport links, including easy access to the M4. With a sitting tenant already in place, this property presents a fantastic opportunity for both first-time and experienced landlords.

Please note, the property is of non-standard construction, being steel frame built.



## Accommodation

### Lounge

14' 6" x 10' 11" ( 4.42m x 3.33m )

### Kitchen

10' 7" x 9' 10" ( 3.23m x 3.00m )

### Dining Room

11' 5" x 10' 7" ( 3.48m x 3.23m )

### Bedroom 1

14' 11" x 10' ( 4.55m x 3.05m )

### Bedroom 2

14' 11" max x 10' 11" ( 4.55m max x 3.33m )

### Bedroom 3

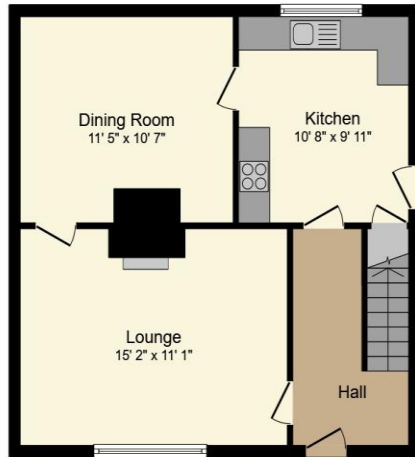
9' 8" x 7' 10" ( 2.95m x 2.39m )

### Bathroom

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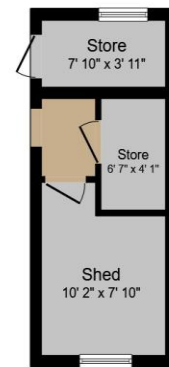
## Floorplan



**Ground Floor**  
Floor area 617 sq.ft.



**First Floor**  
Floor area 617 sq.ft.



**Outbuilding**  
Floor area 83 sq.ft.

Total floor area: 1,318 sq.ft.

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