



# Dyffryn Road, Gorseinon Swansea

**offers over £280,000**

- Freehold
- Downstairs W.C
- Great central location
- Conservatory
- EPC Rating: Awaited



 3  1  2





## About the property

Welcome to this stunning 3 bedroom fully refurbished Semi detached home, nestled in the highly sought after area of Gorseinon. This beautiful property boasts spacious, light-filled rooms and an elegant modern interior that perfectly blends comfort with style. The property comprises 2 x Lounges, Kitchen, Conservatory, downstairs W.C, 3 Bedrooms and a Family Bathroom. The property is situated close to a range of local amenities such as supermarkets, shops, restaurants and schools, with great walking and cycle trails also on your doorstep. The property also offers brilliant commuting links to the M4, easy access to Fforestfach outlet and also to Swansea city centre. The property also includes rear parking for up to 2 cars for added convenience. This beautiful home also benefits from a rear garden which is perfect for entertaining. Viewing is highly recommended to appreciate how beautiful this property really is. Please call the branch on 01792894422 to book a viewing.

## Accommodation

### Lounge

11' 8" max x 13' 8" ( 3.56m max x 4.17m )

### Kitchen

8' 9" x 19' ( 2.67m x 5.79m )

### Lounge 2

11' 8" max x 10' 2" max ( 3.56m max x 3.10m max )

### W.C

### Bedroom 1

12' 1" max x 12' 1" max ( 3.68m max x 3.68m max )

### Bedroom 2

12' 1" max x 12' 2" ( 3.68m max x 3.71m )

### Bedroom 3

10' 5" x 9' 2" ( 3.17m x 2.79m )

### Family Bathroom

### Conservatory

11' 7" x 5' 2" ( 3.53m x 1.57m )

## 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.