



**Penyrheol Road,  
Gorseinon SA4 4GA**

- EPC Rating: E
- Open to offers & No Chain!!!
- Two double bedrooms
- Extensive rear garden
- Off road parking







## About The Property

Peter Alan Gorseinon are pleased to offer this 3 storey 2 bedroom semi-detached property to the market in the popular location of Penyrheol road, Gorseinon. Located close to schools, shops and other local amenities, plus good transport links to the M4 motorway, Gorseinon and the picturesque village of Pontarddulais. The accommodation is set of 3 floors and comprises entrance hallway with access to the lounge/diner. staircase leads to the lower ground floor with a snug ideal for movie night, access to the bathroom and fitted kitchen and rear garden. The top floor has 2 double bedrooms, dressing room and separate w/c. Outside the rear extensive garden has lawn and patio areas, side access to the off-road parking and front of the property. To book a viewing on this ideal first time buy please call the sales team today or you can book 24/7 on our website. No Chain & Open to offers

## Accommodation

### Entrance Hall

Double glazed front door, radiator, fitted carpet, staircase

### Lounge/diner

23' max x 12' 3" max ( 7.01m max x 3.73m max )  
Two double glazed windows to the front and rear aspects, two radiators, fitted carpet, airing cupboard with gas combi boiler inside

### Lower Ground Floor

#### Snug

12' 11" max x 15' 3" max ( 3.94m max x 4.65m max )  
Two double glazed windows, radiator, fitted carpet

#### Bathroom

Fitted with bath suite, wash hand basin and w/c, towel radiator, tiled flooring, tiled walls, double glazed window.



# Peter Alan - Gorseinon

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## Kitchen

9' 2" max x 12' 1" max ( 2.79m max x 3.68m max )  
Fitted with a range of wall & floor units with worktop space over, fitted with electric hob and cooker hood over, oven below, space for fridge/freezer, washing machine and dishwasher. Double glazed door and window, radiator, tiled flooring.

## Top Floor

### Bedroom 1

13' 11" x 8' 8" plus door recess ( 4.24m x 2.64m plus door recess )  
Double glazed window to the front, radiator, fitted carpet.

### Bedroom 2

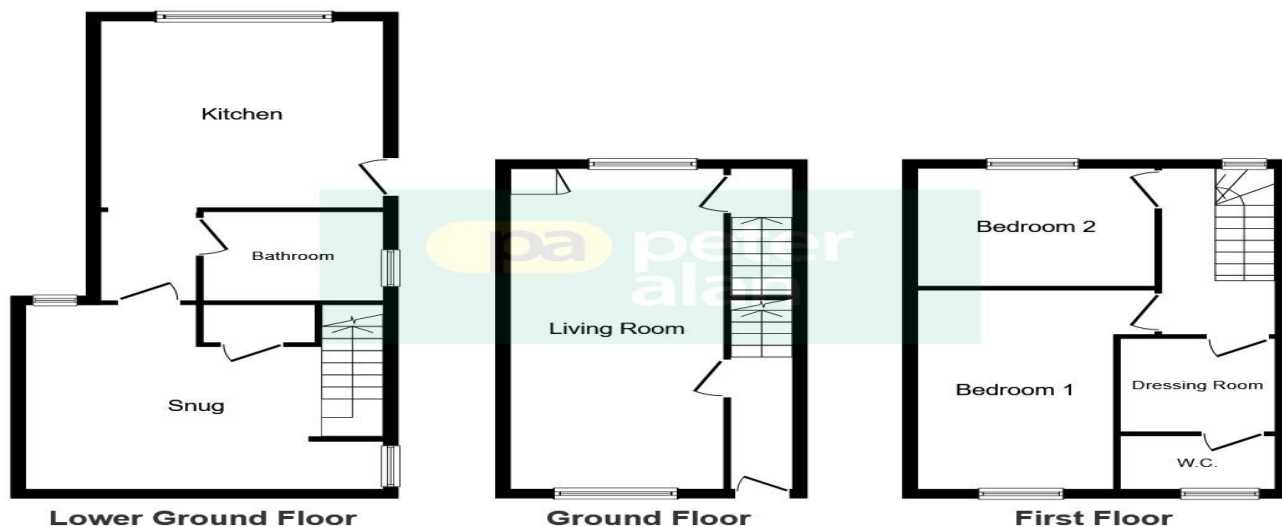
8' 7" x 10' 2" ( 2.62m x 3.10m )  
Double glazed window to the rear, radiator, fitted carpet.

### Dressing Room

6' 6" x 6' 8" ( 1.98m x 2.03m )  
Radiator, fitted carpet.

### W/c

Double glazed window, w/c and wash hand basin, fitted carpet



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### 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.