



7 Heol Y Rhofiad, Gorseinon SA4 4GL

Offers in the region of £137,500

Two Bedroom Semi-Detached House
Downstairs Cloakroom
Off Road Parking
Enclosed Rear Garden
EER: B82

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MW/DT/83460/200721

DESCRIPTION

With no upward chain, we offer for sale this well presented two bedroom semi-detached property set within a cul-de-sac of similar properties, with off road parking and enclosed rear garden.

Built in 2017 by Persimmon homes and with NHBC remaining. This ideal first time buy has been well maintained by the current owner, with downstairs w.c and patio doors leading onto an enclosed rear garden laid to patio and lawn. Within easy access to all the amenities of Gorseinon town, including schools, shops, restaurants and leisure centre.

EER: B82

ENTRANCE HALLWAY

Entered via double glazed front door, stairs to first floor, door to:

KITCHEN/BREAKFAST ROOM

10'11 max x 9'0 max (3.33m max x 2.74m)
Wall and base units with worktop over, breakfast bar with seating for up to five, integrated fridge/freezer, electric oven with 4 ring gas hob and extractor fan hood over, cushion flooring, stainless steel sink with drainer and mixer tap, extractor fan, double glazed window to front, open aspect through to:

LOUNGE

12'1(9'0) x 10'6(6'11)
(3.68m (2.74m x 3.20m

Double glazed patio doors to rear, radiator, door to:

CLOAKROOM

WC, wall mounted wash hand basin, radiator, extractor fan, cushion flooring.

FIRST FLOOR LANDING

Loft access, door to:

BEDROOM ONE

12'2 x 7'9 (3.71m x 2.36m)
Double glazed window to rear, radiator.

BEDROOM TWO

12'2 x 7'9 (3.71m x 2.36m)
Double glazed window to front, radiator.

BATHROOM

Suite comprising of WC, pedestal wash hand basin, bath with grip handles and showerhead over, cushion flooring, extractor fan, part tiled walls.

EXTERNALLY

The front is laid to shingle with stepping stones and parking area providing off road parking for up to 1 vehicle. Enclosed rear garden laid to lawn with patio and a **SHED**, gated pedestrian side access.

SERVICES

We are advised that mains gas, electricity, water and drainage are connected to the property.

LEASEHOLD INFORMATION

We are advised by the sellers that :
Term : 999 years from 1 January 2015

Parties : (1) Persimmon Homes Limited
(3) Llys Meredith (Swansea) Management Company Limited

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Gorseinon office, proceed to Gorseinon Cross Roads and turn left onto Alexandra Road. At Loughor Cross Roads turn right onto Frampton Road. Then turn left onto Brynafon Road (at the corner shop/Post Office) and take the first right onto Gower View Road. Turn left onto Heol Y Creyr Bach then turn right on Heol Y Pibydd and follow the road around to the left where the property will be located on the right hand side by our John Francis For Sale Sign.