



Heol Pentre Bach, £375,000

- Four-bedroom detached home
- Off-road parking and garage
- Two spacious reception rooms
- Kitchen with dedicated dining area
- Master bedroom with en-suite
- Walking distance to Loughor Estuary
- Convenient access to local amenities and schools
- EPC Rating: B



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About the property

Situated in the sought-after area of Heol Pentre Bach, Gorseinon, this well-presented four-bedroom detached property offers an excellent opportunity for family living, complete with off-road parking and a garage. Ideally located for ease of access to local shops, schools and everyday amenities, it also enjoys close proximity to the picturesque Loughor Estuary, perfect for those who enjoy the outdoors.

The accommodation provides a great sense of space, featuring two versatile reception rooms that can be adapted to suit a range of needs, along with a kitchen that opens into a dedicated dining area – ideal for both busy mornings and relaxed evenings. Upstairs, the main bedroom benefits from its own en-suite facilities, while the remaining bedrooms offer comfortable and practical living space for family members or guests.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Ground Floor

Entrance Hall

Sitting Room

10' 10" Max x 9' 9" Max (3.30m Max x 2.97m Max)

Living Room

16' 10" x 10' 2" (5.13m x 3.10m)

Kitchen

31' 6" Max x 15' 1" Max (9.60m Max x 4.60m Max)

Wc

First Floor

Landing

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

Ensuite

6' 9" x 3' 9" (2.06m x 1.14m)

Bedroom Two

14' 9" Max x 8' 7" Max (4.50m Max x 2.62m Max)

Bedroom Three

12' 3" Max x 9' 1" Max (3.73m Max x 2.77m Max)

Bedroom Four

9' 1" x 7' 1" (2.77m x 2.16m)

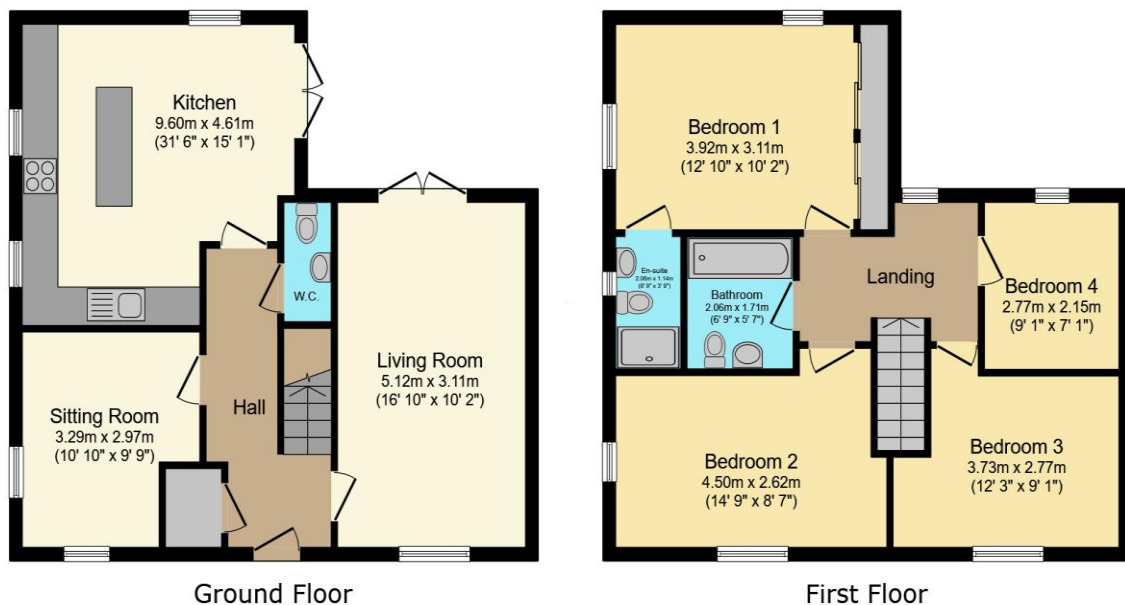
Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

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Floorplan



Total floor area: 116.4 sq.m. (1,253 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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