



EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

These plans have been made to ensure the accuracy of the layout and dimensions. Measurements are taken from the finished floor level. The plans are not intended to be used as a guide to the layout of the property. The plans are not intended to be used as a guide to the layout of the property. The plans are not intended to be used as a guide to the layout of the property.



FLOOR PLAN



21 Woodlands
 Gowerton, Swansea, SA4 3DP
£215,000



GENERAL INFORMATION

A well presented, extended three bedroom semi detached property situated in a popular area of Gowerton. The property offers versatile family living accommodation and is conveniently located for primary and secondary schools both Welsh and English and all the local amenities Gowerton has to offer including the cycle track and access to the M4 motorway. The spacious accommodation comprises entrance hallway, lounge, sitting room, open plan conservatory/diner open to a modern fitted kitchen with integrated appliances. To the first floor are three bedrooms and family bathroom. The property has off road parking to the front and a low maintenance enclosed rear garden with storage area. No chain. EPC-E

FULL DESCRIPTION

Ground Floor

Entrance Hallway

The property is entered via a double glazed door to the front. Stairs leading up to the first floor landing. Radiator. Oak affect laminate flooring. Doors into the sitting room and breakfast area. Door into:

Lounge

13'8" x 13'7" (4.19 x 4.16)

Double glazed bay window to the front. Feature fireplace with wooden surround and granite effect hearth and backdrop housing a gas fire. Alcove shelving with built in storage cupboards below. Radiator. Underfloor heating.

Sitting Room

13'0" x 12'2" (3.98 x 3.73)

Two double glazed windows to the side. Radiator. Double glazed French doors opening into:

Conservatory

13'3" x 8'5" (4.06 x 2.59)

Of dwarf wall and uPVC double glazed construction with windows to the front and rear, French doors leading out onto the decked patio and polycarbonate roof. Underfloor heating. Open plan to:



Breakfast Area

12'0" x 8'7" (3.68 x 2.62)

Oak effect laminate flooring. Radiator. Open to:

Kitchen

13'5" x 8'7" (4.09 x 2.64)

Fitted with a range of wall, base and drawer units with complementary work surfaces incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Built in eye level electric oven and matching microwave. Integrated fridge freezer and dishwasher. Plumbing for a washing machine. Inset four ring induction hob with stainless steel upstand and chimney style extractor hood over. Built in wine rack. Part tiled walls. Ceramic tiled flooring. UPVC double glazed window and door to the side.

First Floor

Landing

Loft access hatch. Doors into:

Bedroom One

16'2" x 16'0" (4.93 x 4.90)

UPVC double glazed window and bay window to the front. Radiator. Underfloor heating.

Bedroom Two

12'4" x 11'6" (3.76 x 3.53)

Double glazed tilt and turn window to the rear overlooking the garden. Radiator.

Bathroom

12'2" x 6'6" (3.71 x 2.00)

Three piece suite comprising P shaped jacuzzi bath with shower over and glass side screen, contemporary wall mounted wash hand basin with mixer tap and low level WC with concealed cistern. Chrome heated towel rail. Part tiled walls. Ceramic floor tiles. Ceiling spotlights. Double glazed tilt and turn obscure glass window to the side. Further double glazed window to the side.

Bedroom Three

12'9" x 8'5" (3.89 x 2.59)

UPVC double glazed window to the rear. Loft access hatch. Radiator.

Externally

Front

A block paved driveway providing parking for two vehicles. Gated pedestrian side access to:

Rear

A level, enclosed garden with a decked sit out patio with a door into an outbuilding, outside light and garden tap. The remaining garden is laid to lawn with mature trees and a pedestrian gate giving access to an outside storage area.

