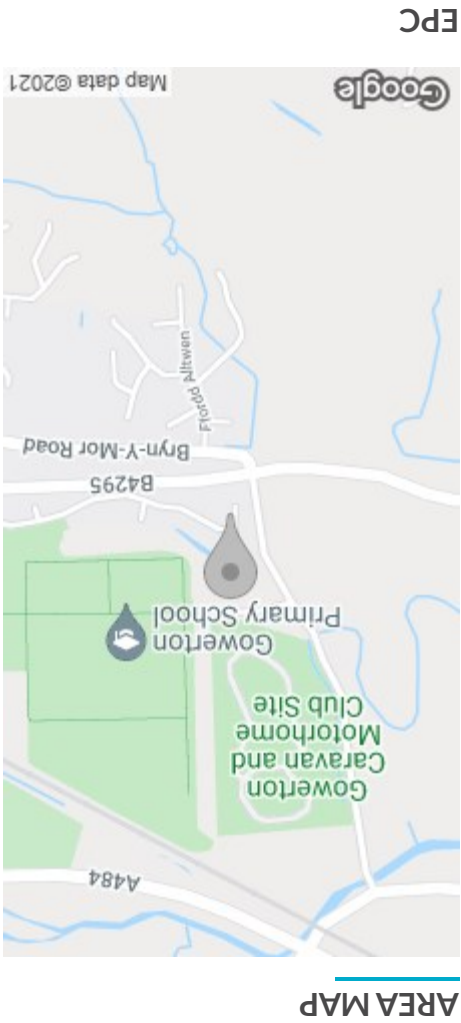


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken by the prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency.



AREA MAP



FLOOR PLAN



45 Porth Y Waun  
 Gowerton, Swansea, SA4 3BJ  
**£269,950**





## GENERAL INFORMATION

Offered to the market is a lovely four bed detached home located in the well regarded Elba development within easy walking distance to Gowerton Primary School. The accommodation comprises: hallway, lounge, sitting room which could easily lend itself to an additional bedroom, kitchen/diner, conservatory and cloakroom. Off the first floor landing: four bedrooms and family bathroom. Externally there is a good size rear garden and driveway parking for two cars. Easy access to the M4 and railway station located in the village of Gowerton. Within the catchment area of Welsh & English schools. Viewing recommended. EPC-D

## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

The property is entered via a composite door. Stairs leading to first floor. Radiator. Laminate flooring.

#### Cloakroom

Fitted with a two piece suite comprising low level WC and wall mounted wash hand basin with tiled splash back. Radiator. Tiled floor. UPVC double glazed obscure glass window to the side.

#### Lounge

15'8" x 10'7" (4.80 x 3.23)

UPVC double glazed window to the front. Coal effect gas fire with feature surround. Radiator. Laminate flooring.

#### Sitting Room

12'7" x 9'1" (3.85 x 2.79)

UPVC double glazed window to the front. Under stairs storage cupboard. Radiator. Laminate flooring.



#### Kitchen

9'9" x 8'5" (2.98 x 2.59)

Fitted with a range of wall, base and drawer units with complementary work surface incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Inset stainless steel gas hob with electric oven under and chimney style extractor hood over. Space for fridge freezer and tumble dryer. Plumbing for washing machine. Partly tiled walls. Tiled floor. Archway to:

#### Dining Area

10'4" x 8'7" (3.15 x 2.63)

Radiator. Laminate flooring. Aluminium sliding doors into:

#### Conservatory

11'2" x 8'6" (3.40m x 2.59m)

Of uPVC double glazed construction with dwarf wall and double doors leading out onto the garden. Tiled floor.

#### First Floor

##### Landing

UPVC double glazed window to the side. Loft access hatch. Airing cupboard housing combi gas boiler. Radiator.

##### Bedroom One

10'5" x 9'10" (3.20 x 3.01)

UPVC double glazed window to the front. Fitted wardrobes. Radiator.

##### Bedroom Two

11'10" x 10'0" (3.63 x 3.07)

UPVC double glazed window to the rear. Radiator.

##### Bedroom Three

9'10" x 7'4" (3.01 x 2.25)

UPVC double glazed window to the front. Fitted wardrobe. Radiator.

##### Bedroom Four

10'4" x 7'7" (3.15 x 2.33)

UPVC double glazed window to the rear. Radiator.

#### Bathroom

Fitted with a three piece suite comprising panelled bath with mixer shower over and folding glass side screen, low level WC and pedestal wash hand basin. Radiator. Fully tiled walls. Tiled floor. UPVC double glazed obscure glass window to the side.

#### Externally

##### Front

A garden laid to lawn and a driveway providing parking for two cars. Side pedestrian access leads to:

##### Rear

An enclosed garden laid to lawn with paved and decked patio areas.

