





GENERAL INFORMATION

A fantastic opportunity to purchase a traditional four bedroom detached property, ideally situated to take advantage of road links to Swansea, Gower, Llanelli as well as nearby Gowerton Train Station. Set within close proximity of popular English and Welsh medium comprehensive schools, the accommodation comprises entrance porch, hallway, sitting room, living room, dining room, kitchen and utility room. To the first floor are three bedrooms and a contemporary bathroom with shower room off. To the second floor is an attic bedroom with dressing room and ensuite bathroom. The property benefits from a low maintenance rear garden, parking for several vehicles plus gas central heating and double glazing throughout. Viewing is highly recommended. EPC-F

FULL DESCRIPTION

Ground floor

Entrance Porch

The property is entered via a uPVC double glazed decorative glass panel door with storm canopy above. Tiled flooring. Part tiled walls. Original wooden stained glass panel door with stained glass side and top panels into:

Hallway

15'10" x 6'4" (4.85 x 1.95)

Radiator. Wood flooring. Telephone point. Stairs leading up to the first floor landing. Door into:

Living Room

UPVC double glazed bay window to the front. Decorative feature fireplace with wooden surround and tiled hearth. Original ceiling coving.

Sitting Room

15'1" x 12'2" (4.60 x 3.73)

UPVC double glazed windows to the front and side. Feature fireplace. Radiator.

Kitchen

11'4" x 10'5" (3.46 x 3.20)

Fitted with a range of wall, base and drawer units with complementary work surfaces. Matching island incorporating stainless steel sink unit with drainer and mixer tap and storage below. Integrated four ring gas hob with built under oven and stainless steel chimney style extractor hood over. Space for a fridge freezer. Contemporary tiled splash back. Wood effect flooring. Vertical radiator. UPVC double glazed patio doors leading out onto the rear garden. Door into utility room. Open through to:



Dining Room

14'8" x 12'0" (4.48 x 3.66)

Two uPVC double glazed windows to the rear. UPVC double glazed door to the rear. Door into under stairs storage cupboard. Original ceiling coving.

Utility Room

7'1" x 5'1" (2.16 x 1.55)

Plumbed for a washing machine and tumble dryer. Newly fitted wall mounted gas central heating boiler. Wood effect flooring. UPVC double glazed obscure glass window to the side.

First Floor

Landing

UPVC double glazed windows to the side and rear. Radiator. Stairs leading up to the second floor. Doors into:

Bedroom One

14'4" x 9'9" (4.39 x 2.99)

UPVC double glazed bay window to the front. Picture rail. Radiator.

Bedroom Two

15'6" x 11'1" (4.74 x 3.40)

Two uPVC double glazed windows to the front. Radiator.

Bedroom Three

11'10" x 11'9" (3.63 x 3.59)

UPVC double glazed window to the rear. Radiator.

Family Bathroom

12'0" x 7'3" (3.66 x 2.23)

Three piece suite comprising roll top bath, WC and pedestal wash hand basin. Radiator. Tiled walls. Vinyl flooring. UPVC double glazed obscure glass window to the rear. Door into:

Shower Room

5'11" x 4'11" (1.81 x 1.51)

Step in shower with rainfall shower head. Radiator. UPVC double glazed obscure glass window to the side.

Second Floor

Bedroom Four

22'6" x 11'2" (6.88 x 3.41)

'Velux' window to the rear. Exposed beams. Eaves storage. Two radiators.

Dressing Room

'Velux' window to the rear. Exposed beam. Radiator

Ensuite Bathroom

13'11" x 8'4" (4.25 x 2.55)

Three piece suite comprising roll top bath, low level WC and wash hand basin set into a vanity unit. Radiator. Tiled walls and floor.

Externally

Front

A lawned garden with pathways leading to the front door and around the side of the property to:

Rear

A garden laid to lawn with a paved patio sit out area, two sheds and a gated driveway providing parking for several vehicles..

