



**4 The Mount, Gowerton, Swansea, SA4 3HA  
Offers In The Region Of £400,000**

Dawsons are delighted to offer this spacious and well presented detached family home. With an opulent front elevation, the property benefits from a generous amount of accommodation with downstairs comprising: sitting room, dining room, snug/study, kitchen/diner, utility, conservatory. Upstairs then sees four good sized bedrooms, one of which leads to an ensuite, and a family bathroom. Externally to the rear is a large area laid to lawn, bordered by mature shrubs. To the front of the property is a driveway to fit several vehicles as well as a pleasant green setting. The property is situated in a quiet cul de sac located in the ever popular village of Gowerton with its great transport links to the M4 motorway, the city centre and the natural beauty of Gower and good local amenities including shops, public library, medical centre and railway station, within catchment of two well thought of comprehensive schools, both English and Welsh medium and a thriving primary school. Early viewing is highly recommended to fully appreciate what this property has to offer. EPC - C

## Offers In The Region Of £400,000



### Ground Floor

#### Entrance Hallway

UPVC double glazed entrance door with side panel, stairs to first floor, dado railing, understairs storage cupboard

#### Cloakroom

Two piece white suite comprising low level WC, pedestal wash hand basin with splash back tiling, uPVC double glazed window to rear, radiator

#### Sitting Room 5.87 x 3.94 (19'3" x 12'11")

Feature fire surround with inset coal effect gas fire, marble back drop and hearth, uPVC double glazed bay window to front, radiator

#### Dining Room 4.01 x 3.66 (13'2" x 12'0")

UPVC double glazed French doors to rear, double radiator

#### Kitchen 6.32 x 3.81 (20'9" x 12'6")

UPVC double glazed window to rear, uPVC double glazed double doors to conservatory, radiator, fitted with a range of matching wall and base units with complimentary work surfaces over, inset one and a half bowl sink and drainer with mixer tap over, gas hob, fitted electric oven and grill, fitted fridge freezer

#### Utility 3.20 x 1.70 (10'6" x 5'7")

UPVC double glazed window to side, uPVC double glazed obscured door to rear, radiator plumbing for washing machine and

dishwasher, space for tumble dryer, wall and base units with work surfaces over, sink and drainer, door to garage

#### Snug/Office 3.94 x 2.74 (12'11" x 9'0")

UPVC double glazed window to front, double radiator

### First Floor

#### Landing

Gallery landing, loft access, uPVC double glazed window to front, airing cupboard, dado rail

#### Bedroom 1 4.27 x 4.01 (14'0" x 13'2")

UPVC double glazed bay window to front, radiator, fitted wardrobes

#### Ensuite

#### Bedroom 2 4.01 x 3.66 (13'2" x 12'0")

UPVC double glazed window to rear, radiator

#### Bedroom 3 3.91 x 2.74 (12'10" x 9'0")

UPVC double glazed window to front, radiator

#### Bedroom 4/Study 3.66 x 2.79 (12'0" x 9'2")

UPVC double glazed window to rear, radiator, fitted wardrobe

#### Bathroom

UPVC double glazed window to rear, semi recess wash hand basin, concealed WC, panelled bath with mixer tap and shower head attachment

#### Exterior - Front

Block paved driveway providing ample parking for several vehicles, integral garage with up and over door, gardens laid to lawn

#### Exterior - Rear

Paved patio area with good size garden laid to lawn with mature trees and shrubs, summer house

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

