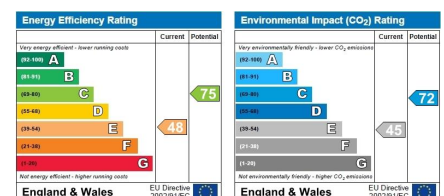




## The Cottage, 1 Church Street, Gowerton SA4 3EA

Offers in the region of £99,950

A Detached Period Hayloft Conversion  
Convenient Location  
NO UPWARD CHAIN



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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**JP/RO/70727/120619**

## **DESCRIPTION**

An extended link detached converted Hayloft that dates back to the 1900's.

The quirky property has been modernised to create a hallway, kitchen/diner, bath/shower room and two bedrooms on the ground floor, whilst to the first floor is a good size lounge.

There is gas central heating, double glazing, patio garden and rear garage for storage ONLY. ( NO ACCESS IS PROHIBITED THROUGH THESE DOORS )

Situated on Church Street, Gowerton a convenient location to shops, Schools and amenities.

PLEASE BE AWARE THAT THERE IS NO OFF ROAD PARKING AT THIS PROPERTY. NO UPWARD CHAIN

## **SIDE ENTRANCE HALLWAY**

9'7 x 3'3 (2.92m x 0.99m)

Enter via , tiled flooring, window to side, door to:

## **BEDROOM TWO**

10'5 x 8'2 (3.18m x 2.49m)

Coving, window to side.

## **KITCHEN/DINER**

13'7 x 11'5 (4.14m x 3.48m)

High gloss wall and base units with fitted stainless

steel sink, fridge/freezer, washing machine, 4 ring gas hob with electric oven with extractor fan over, window to front, stairs to first floor.

## **INNER HALLWAY**

6'4 x 5'2 (1.93m x 1.57m)

Coving, tiled floor.

## **BEDROOM ONE**

10'4 x 8'8 (3.15m x 2.64m)

Window to rear, coving, range of mirrored sliding wardrobes.

## **BATH/SHOWER ROOM**

10'2 x 5'9 (3.10m x 1.75m)

Bath, WC, wash hand basin, mains shower cubicle, tiled walls and flooring, frosted window to rear.

## **FIRST FLOOR**

### **LANDING**

5'7 x 3'6 (1.70m x 1.07m)

Eaves storage.

### **LOUNGE**

16'8 x 13'8 max (5.08m x 4.17m max)

Windows to side and front, fitted storage cupboard.

## **EXTERNALLY**

There is a small patio garden to the rear with a detached garage which can only be used for storage or workshop.

ACCESS IS

PROHIBITED

THROUGH THESE

DOORS. There is no

vehicle access to be

gained to the garage

with no off road parking.

## **SERVICES**

Mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01792 297800 or e-mail [killay@johnfrancis.co.uk](mailto:killay@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Killay Office proceed to the mini roundabout then taking a left turn onto Goetre Fawr Road which then becomes Dunvant Road through Dunvant Square onto Walters Row becoming Garrod Avenue. Continue along passing Gowerton Comprehensive School on your left hand side and at the mini roundabout then take a right turn onto Sterry Road. Then take the next left turn into Church Street where the property can be found on the left hand side.