



**SMITHS**  
SALES & LETTINGS



## **8 Milestone Court, Gower, SA3 1AX**

### **Offers Over £400,000**

CONTEMPORARY 4 BEDROOM HOME in DESIRABLE GOWER VILLAGE. Located in a small EXCLUSIVE DEVELOPMENT of similar homes with DRIVEWAY and PARKING.

We're expecting offers in the region of £425,000

The property has been DESIGNED around OPEN PLAN FAMILY LIVING with both the LIVING ROOM and the EXPANSIVE KITCHEN DINER opening out on the REAR GARDEN PATIO. Heating is via air source heat pump with UNDERFLOOR HEATING downstairs, RADIATORS upstairs, heating controls in all rooms and a WOOD BURNER in the living room.

Comprising STYLISH FULLY TILED BATHROOMS, & DELUXE WELL EQUIPPED KITCHEN, the home offers PLENTY OF SPACE for a family and a LAYOUT DESIGNED FOR MODERN LIVING. Located within Bishopston

[www.smithshomes.com](http://www.smithshomes.com)

### Hallway

21'5" x 5'10" (6.53 x 1.79)



Comprising steel painted security door, tiled flooring & underfloor heating, alarm panel, dual double glazed windows, understairs cupboard & thermostat.

### Reception Room One

21'6" x 11'9" (6.57 x 3.60)



Spacious living area, with hearth & wood burner, recessed spotlights overhead, underfloor heating & thermostat, tv point, cable point and double glazed windows & patio doors to the garden.

### Reception Room Two

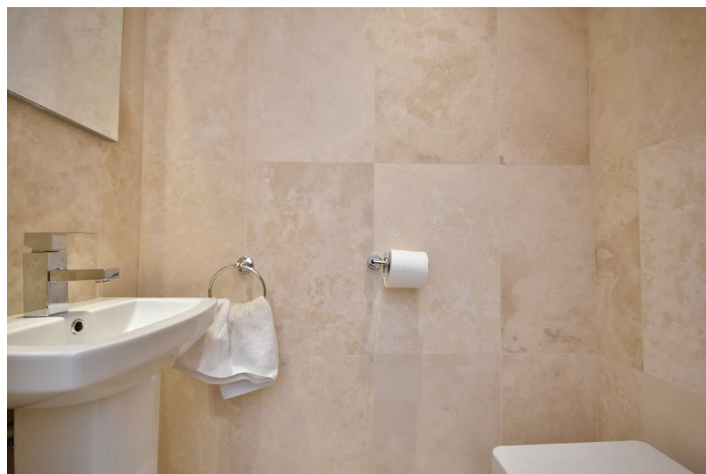
10'5" x 9'8" (3.18 x 2.95)



Second living room featuring wood flooring & underfloor heating, cable tv point, phone point and double glazed windows to the front aspect.

### Downstairs Cloakroom

4'9" x 2'4" (1.45 x 0.73)



Fully tiled restroom, with sink & WC.

### Utility Room

9'6" x 5'2" (2.91 x 1.58)



Well equipped utility space with a range of gloss wall & base units, granite worktops, integrated drainer & stainless steel sink, tiled floor & underfloor heating & external door.

### Kitchen Diner

21'2" x 14'5" (6.46 x 4.41)



Generous upscale kitchen/dining space featuring a range of gloss wall & base units, large kitchen island, granite worktops with integrated drainer & stainless steel sink. Also features recessed spotlights overhead, tiled flooring &

underfloor heating and triple aspect windows & patio doors which open out onto the rear terrace. Appliances include; integrated dishwasher, microwave, fridge freezer, deluxe Rangemaster Professional + cooker and area for a wall mounted tv - With space for a full size dining table.

### Landing

23'8" x 5'10" (7.22 x 1.78)



Spacious landing comprising fitted carpet, double glazed windows to the front aspect, storage cupboards, fitted carpet & loft hatch.

### Bathroom

10'4" x 7'1" (3.16 x 2.18)



Fully tiled luxury bathroom suite featuring underfloor heating, double glazed windows, recessed spotlights overhead, double shower, bath, sink & WC.

### Bedroom One

12'10" x 13'9" (3.92 x 4.20)



Master bedroom with dual aspect double glazed windows,

radiator, thermostat, fitted carpet, tv point and door to the en-suite bathroom.

### En-Suite Bathroom

7'7" x 4'7" (2.32 x 1.41)



Fully tiled luxury en-suite with double glazed window, heated towel rail, underfloor heating, sink, shower & WC.

### Bedroom Two

10'10" x 10'5" (3.32 x 3.18)



Second double bedroom featuring fitted carpet, radiator, thermostat, tv point and double glazed windows to the front aspect.

### Bedroom Three

11'9" x 10'6" (3.60 x 3.22)



Third double bedroom with fitted carpet, radiator, thermostat, double glazed windows & tv point.

### Bedroom Four

11'9" x 11'7" (3.60 x 3.55)



Further double bedroom with fitted carpet, radiator, thermostat, tv point and double glazed windows to the rear aspect.

### External

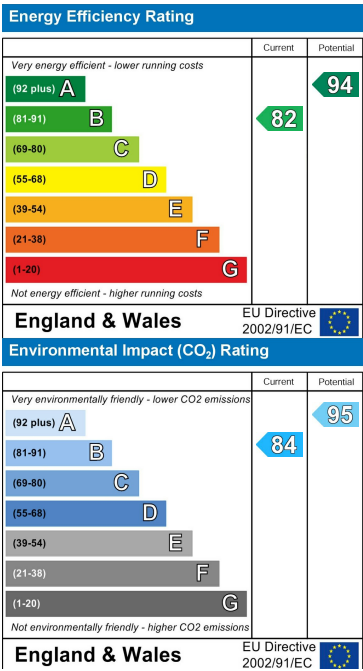


Located on a generous plot in a quiet area of the development. Featuring an enclosed rear lawn, patio (accessible from both the living room & dining area) and driveway & garage to the front of the property.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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