



39 Church Street, Gowerton, Swansea, SA4 3EA
Offers In The Region Of £129,950

A two bedroom end of terrace property within a short drive to Gowerton train station and within close distance to the amenities Gowerton has to offer. Briefly comprising, entrance hall, open plan lounge/diner, kitchen, bathroom, utility room, and conservatory to the ground floor. The the first floor are two bedroom, master with en-suite shower room. Externally the property benefits from a good size driveway which leads to a large detached garage and rear level garden, which is mostly laid to lawn. Ideal investment opportunity. EPC-TBC

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Entrance

Via hardwood door into;

Hallway

Tiled floor to ceiling. Door into

Inner Hallway

Door to lounge /diner and stairs to first floor.

Lounge/ Diner 6.65 x 3.93 (21'10" x 12'11")

Window to front. Radiator. Two UPVC obscured windows to side. Opening for fireplace. Under stairs

storage. Window into conservatory. Radiator. Doors into

Kitchen 3.15 x 2.94 (10'4" x 9'8")

A range of wall and base and draw units With integrated oven and four ring gas hob. One and a half bowl sink with mixer tap, space for washing machine. Radiator. Door to

Bathroom 1.94 x 1.84 (6'4" x 6'0")

Three piece suite with low-level WC. Pedestal wash hand basin and bath. Obscured window to rear, tiled

floor to ceiling.

Utility

Base units. An ideal space for a utility Room.

Conservatory 4.47 x 2.10 (14'8" x 6'11")

Tiled flooring. UPVC double glazed windows on two sides. Upvc door to rear.

Stairs to 1st floor

Landing

Loft hatch. Stain glass window to rear. Doors to

Bedroom Two 2.67 x 3.22 (8'9" x 10'7")

UPVC double glaze window to rear. Radiator.

Bedroom One 3.54 x 3.65 (11'7" x 12'0")

UPVC double glaze windows to front. Door to en-suite

Shower Room 0.91 x 1.88 (3'0" x 6'2")

Freestanding shower. Low-level WC. Wash handbasin. Radiator. UPVC double glazed window to side. Tiled floor to ceiling. Doors to wardrobe with shelving for storage. Radiator.

External

Externally the property has a large paved driveway to the side which leads to a large detached garage. The rear boasts a good size garden which is mostly laid to lawn.

TENURE: Freehold

COUNCIL TAX: C

EPC

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

