



16 Cedar Close, Gowerton, Swansea, SA4 3AR
£255,000

A three bedroom detached property set on a lovely corner plot in the heart of Gowerton with access to the cycle track, close to local amenities including the train station and a short drive away to the city centre and M4 motorway. The accommodation briefly comprises: entrance hallway, a good size kitchen/ breakfast room, lounge, bathroom, music room/ office and conservatory to the ground floor. To the first floor there are three bedrooms and a shower room. Externally there is off road parking for several vehicles leading to a garage. To the rear is an enclosed garden with a greenhouse plus an additional side patio garden deal for BBQ's. Viewing is highly recommended to appreciate the potential on offer. EPC-D

£255,000



Entrance

The property is entered via a uPVC door to side into:

Hallway

Tiled flooring. Radiator. Doors to under stairs storage. Stairs to first floor. Doors to:

Kitchen/Diner 6.44m x 5.89m max (21'2" x 19'4" max)

A country style kitchen fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating a Belfast sink with mixer tap. Space for range style cooker. Space for washing machine and dishwasher. Space

for American style fridge freezer. Two radiators. Ceiling spotlights. Tiled flooring. Two uPVC double glazed windows to front. UPVC double glazed window and door to side.

Bathroom 2.55m x 2.17m (8'4" x 7'1")

Three piece suite comprising bath with shower over, pedestal wash hand basin and low level WC. Radiator. Vinyl tile effect flooring. Part tiled walls. Obscure glass window to side.

Lounge 6.44m x 4.30m (21'2" x 14'1")

UPVC sliding patio doors to side. Wood flooring. Two radiators.

Reception Room Two 3.55m x 3.26m (11'8" x 10'8")

Currently used as office and music room. Wood flooring. Radiator. UPVC double glazed window overlooking the garden.

Conservatory 5.23m x 2.95m (17'2" x 9'8")

Tiled flooring. Floor to ceiling uPVC double glazed windows and door and windows to rear. Door to garage.

First Floor Landing

Loft access hatch. Door to storage cupboard. Two uPVC double glazed windows to side. Doors to:

Shower Room 2.47m x 1.55m (8'1" x 5'1")

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC. Tiled floor to ceiling. Vinyl flooring. Obscure glass window to side.

Bedroom One 3.63m x 2.56m (11'11" x 8'5")

UPVC double glazed windows to side and rear. Radiator. Two wardrobes.

Bedroom Two 5.28m x 2.71m (17'4" x 8'11")

UPVC double glazed windows to either side. Radiator.

Bedroom Three 4.33m x 2.89m (14'2" x 9'6")

UPVC double glazed window to side. Radiator. Doors to storage

Externally

The property sits in a corner plot providing a long driveway to the front leading to a garage with an up and over door. To the side is a patio area and to the rear, a good sized enclosed garden.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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