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DO YOU HAVE THE VISION? It's time to create your own dream property by bringing back to life this fantastic, surprisingly spacious semi-detached dwelling which is set in a highly sought after area within walking distance to River Loughor, Parc William and amenities that Loughor has to offer. The accommodation is set on two floors with the ground flooring comprising: entrance vestibule, hallway with doors providing access to the large lounge and dining room. From the dining room access is given to the kitchen. The First floor boasts three double bedrooms and a family shower room. Iron gates invite you to the driveway which has plenty of options for off road parking and leads to a detached garage. To the rear is a substantial sized garden, with partial estuary views perfect for the keen gardener. The location provides close road links and a short journey to Gowerton train station. Viewing cannot come any higher recommended to fully appreciate this wonderful residence. EPC - E

Ground Floor

UPVC door into :

Entrance Vestibule

Door into :

Hallway

Radiator. Fitted carpet. Door providing access to the large lounge. Door providing access to the dining room. First floor landing.

Lounge 6.97m x 3.53 (22'10" x 11'7")

UPVC double glazed window to front and rear. Fireplace. 3 Radiators. Door providing access to:

Dining Room 4.27m x 3.60 (14'0" x 11'10")

UPVC double glazed window to side. Storage cupboard. Understair storage. Tiled flooring. Radiator. UPVC double glazed door providing access to the rear garden.

Kitchen 3.31m x 1.94m (10'10" x 6'4")

Fitted with an arrangement of base units together with pull-out



draws and complementary work surfaces over inset bowl sink and drainer with swan neck mixer tap over. Plumbed for a washing machine. Partly tiled walls. Space for a Rayburn which provides heat for the central heating system. Tiled flooring.

First Floor

Landing

Loft access. Fitted carpet. Doors providing access to the three bedrooms and house bathroom.

Bedroom 1 4.9m x 3.85m (16'1" x 12'8")

Two uPVC double glazed windows to front. Two radiators. Fitted carpet.

Bedroom 2 3.06m x 3.02m (10'0" x 9'11")

UPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3 3.37m x 2.48m (11'1" x 8'2")

UPVC double glazed window to side. Radiator. Fitted carpet.

Bathroom 2.24m max x 1.76m max (7'4" max x 5'9" max)

Three piece suite comprising close coupled W.C, full pedestal wash handbasin and electric shower. UPVC double glazed window to side. Storage cupboard. Radiator. Fully tiled walls. Extractor fan. Anti slip flooring.

External

Front

Large driveway offering ample off road parking with a detached garage.

Rear

Large rear garden framing partial estuary views and pathway with parallel lawned areas. Plenty of scope to play outdoor family games or al fresco living.

