



A photograph of a single-story bungalow house with a grey textured exterior and a dark tiled roof. The house features a white front door with a small oval window, a large front window, and a white garage door. A paved driveway leads to the garage. The house is surrounded by a green lawn and a clear blue sky.

GENERAL INFORMATION

Occupying a good size plot set back off the road with hedged borders and double gated access. This detached bungalow stands within an exceptional established garden plot of great proportions, with private driveway and single garage. Although boasting great curb appeal, what is not apparent from an external glance is the extremely deceptive and flexible proportions of the well appointed accommodation provided with the potential to convert the loft (subject to the necessary permissions) into further accommodation. In brief the spacious appointed accommodation comprises: Entrance Porch, Hallway, rear facing family Lounge with feature fireplace, Kitchen/Breakfast Room which in turn leads to the rear lobby and WC. Rear facing sitting room/dining room. An inner hallway provided access to the loft area, 3 good size bedrooms plus a smartly fitted family bathroom. This property benefit from having uPVC double glazing and Oil central heating. To the rear is a fabulous size garden with a summer house, shed and plenty of sitting areas for leisure and Al Fresco. Viewing is strongly urged to fully appreciate the size of the bungalow together with its grounds. Garrod Avenue is situated between Dunvant and Gowerton and is within easy access to the Gower Peninsula, City Centre and M4 Motorway, local English and Welsh primary and comprehensive schools, train station and all the amenities of Gowerton Village and Killay. EPC-F

FULL DESCRIPTION

GROUND FLOOR

Entrance Porch

The property is accessed via uPVC double glazed entrance door with an oval decorative glass panel. UPVC double glazed window to the side, textured ceiling, half-height wood panelling with a low fitted cupboard to one side. Opening into:

Hallway

Textured ceiling, dado rail, mirror sunk into the wall, with shelf below, fitted carpet. From this area doors lead off to the Family Lounge, Kitchen/Breakfast Room, Sitting Room/Dining Room, Store Room and the Inner Hallway.

Lounge

16'9" max x 14'1" (5.10 max x 4.29)

UPVC double glazed window to the rear, with lovely garden views and two uPVC double glazed windows to the side. UPVC double glazed window to the front. Textured ceiling and coving, two wall light points, radiator. Feature marble-effect fireplace with inset coal-effect fire, fitted carpet.

Kitchen/Breakfast Room

13'9" x 9'7" (4.19 x 2.91)

Fitted with an arrangement of matching wall and base units, together with pull-out drawers and complementary work surfaces over. Inset 1.½ bowl stainless steel sink unit and drainer with a mixer tap, inset 4-ring Belling electric hob, with Belling extractor fan above and built-in eye level Belling electric oven and separate grill. Plumbed for under counter washing machine, tiling to the splash-back areas, skimmed ceiling and coving, radiator, tiled floor. Space for table and chairs, uPVC double glazed window to the rear, with garden views. Glass panelled door to the left leading to the:



Rear Lobby

Skimmed ceiling, dado rail, tiled floor, uPVC double glazed door leads out to the rear garden. Door to:

WC

Two piece white suite comprising closed coupled WC with dual flush, wall fitted wash-hand basin, skimmed ceiling, tiled walls with a decorative border, radiator, tiled floor.

Sitting Room/Dining Room

17'4" x 10'4" max (5.28 x 3.15 max)
UPVC double glazed window to the rear, again with lovely garden views. Beamed ceiling, radiator, stone-face fireplace with mantle over and electric fire set on a tiled hearth. Fitted carpet.

Inner Hallway

Storage cupboard, textured ceiling, wall light point. Oil central heating boiler. From this area doors lead off to the Family Bathroom and three Bedrooms. Loft access with pull-down ladder.

Bathroom

11'8" x 7'7" max (3.56 x 2.31 max)
Four piece modern suite comprising WC, wash-hand basin set on a vanity unit with useful toiletry cupboards below, wall hung lighted mirror above. Step-in shower enclosure, corner panelled bath with shower attachment, skimmed ceiling with spot-lights, tiled walls with a decorative mosaic-style border, tiled floor, chrome ladder-style towel warmer plus a radiator. Two uPVC double glazed obscure windows to the side.

Bedroom 1

15'3" into bay x 10'6" (4.64 into bay x 3.21)
UPVC double glazed bay window to the front, textured ceiling, radiator, fitted bedroom furniture consisting wardrobes, bedside cabinet, dressing table, fitted carpet, two wall light points.

Bedroom 2

13'4" x 12'5" (4.07 x 3.78)
UPVC double glazed window to the front and side. Skimmed ceiling and coving, radiator, two purpose built double wardrobes, fitted carpet.

Bedroom 3

9'11" x 9'7" (3.02 x 2.93)
UPVC double glazed window to the side, textured ceiling and coving, radiator, fitted wardrobes with overhead storage cupboards, fitted carpet.

Loft Area

4.75 m x 4.37 to the front area and 8.24m x 3.19 to the rear
Gained via a pull down ladder this loft area has been split into two with the front being boarded and having light, there is a walkway to the rear area which has a uPVC double glazed window to the side, boarded floor, power and light.

External

The property grounds are approached via gated secure access. Ample parking can be front to the rear with the added bonus of a single detached garage. Lawned area. Pedestrian gates to either side of the bungalow leads to a fantastic size rear garden providing wonderful space to entertain and offers a high degree of seclusion and privacy from the probing eye. Mature tress and shrubs, summer house and shed.

