



## 572 Gower Road, Swansea, SA2 7DR

### Offers In The Region Of £269,950

A beautifully presented three bedroom detached period property, built circa 1913. Situated on the fringes of the Gower Peninsular and within walking distance of local amenities, such as doctors and well thought of schools. The accommodation comprises side entrance porch, hallway, lounge/dining room and kitchen with utility room off. To the first floor are three double bedrooms and a modern bathroom.

Externally there is a large rear lawned garden with mature shrubs, trees and patio and the property. Planning permission has been granted to drop the kerb to provide off road parking for two vehicles in tandem, should a prospective purchaser wish to carry out these works. Viewing is highly recommended to appreciate this lovely family home. EPC-F

### Entrance Porch

5'0" x 4'0" (1.52 x 1.22)

Upvc door to front, window to side, Vinyl flooring, Upvc double glazed door to:

### Hallway



Stairs to first floor. Vinyl flooring. Radiator. Door to large storage cupboard. Door to:

### Living room/ diner

20'9" x 12'1" (6.32 x 3.68)



Two Upvc double glazed windows to front, Two radiators, Original decorative feature fireplace with wooden surround, spotlighting, Vinyl flooring, open to;

### Kitchen

9'8" x 9'0" (2.95 x 2.74)



Upvc double glazed window to rear. A range of wall and base and drawer units with roll top work surfaces over, stainless steel sink and drainer, built-in four ring electric hob with oven and extractor fan over, space for washing machine and fridge/freezer, spot lighting, Vinyl flooring, door to:

### Utility Room

9'3" x 7'3" (2.82 x 2.21)

Upvc double glazed obscured window to rear, door to side, built-in cupboard housing boiler for central heating and hot water, vinyl flooring. Door to rear.

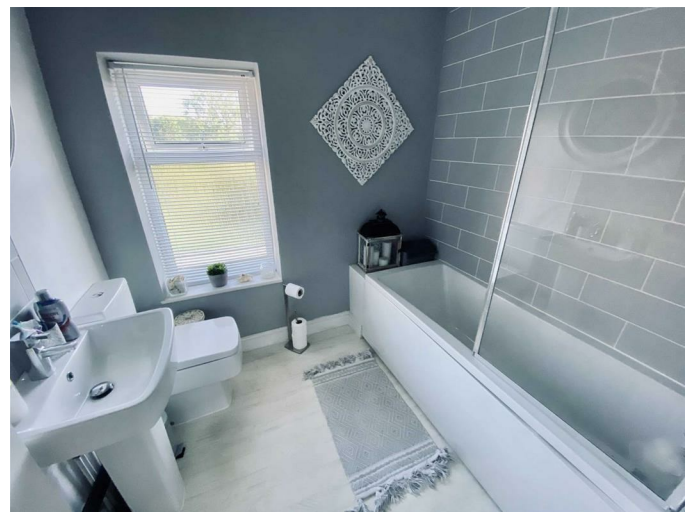
### Stairs to first floor

### Landing

Upvc double glazed window to side, access to loft hatch, doors to:

### Bathroom

7'9" x 7'2" (2.36 x 2.18)



Obscured Upvc double glazed window to rear. A Three piece modern suite with bath with shower over and screen, Low level WC, wash hand basin, part

tiled feature wall, Vinyl flooring. Chrome heated towel rail.

### Bedroom One

12'3" x 10'9" (3.73 x 3.28)



Upvc double glazed window to front. Radiator.

### Bedroom Two

12'3" x 9'10" (3.73 x 3.00)

Upvc double glazed window to front. Radiator.

### Bedroom Three

10'9" x 8'0" (3.28 x 2.44)

Upvc double glazed window to rear with views overlooking the garden and woodland. Radiator.

### Externally



### Front

A lawn with shingle path and raised beds.

### Rear



A patio area and generous size lawn, mature trees, shrubs, greenhouse and shed.

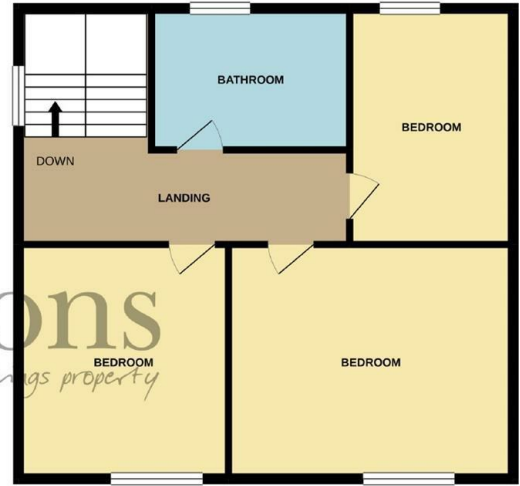
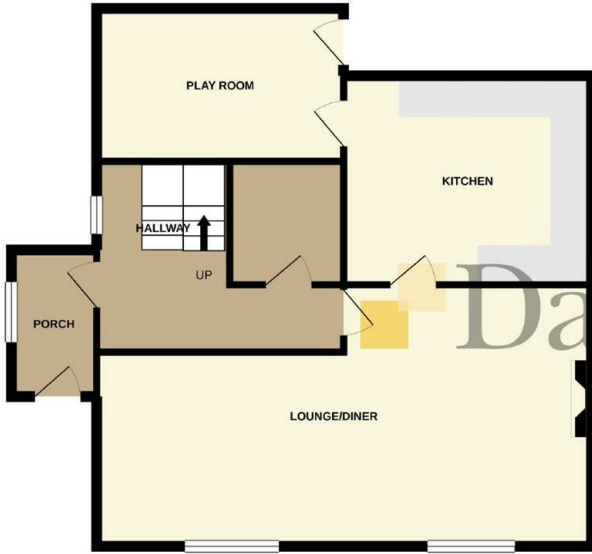
### NB

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# FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

