

CONSERVATORY

YAW\_JAH

KITCHEN

**GROUND FLOOR** 

₩ dawsonsproperty.co.uk

Map data ©2021

**Afon Lian** 

Gowerton School

Ysgol Gyfun Gŵyr









ВЕВВООМ Т

1ST FLOOR









**AREA MAP FLOOR PLAN** 

il things prope **BEDROOM 2** 



Sterry Rd

EbC

or warranty in respect of the property. atatements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

**1a Station Road** 

#### **GENERAL INFORMATION**

A three bedroom detached property located in the popular location 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: Hallway, open plan lounge/dining room, kitchen, conservatory, workshop/garage and W.C to the ground floor. To the first floor there are three bedrooms, master with shower and family bathroom. Externally there is off road parking for several vehicles. To the rear is an enclosed patio garden. Viewing is highly recommended to appreciate the potential on offer. EPC - C

#### **FULL DESCRIPTION**

#### **Ground Floor**

#### **Entrance Hallway**

The property is entered via a uPVC double glazed stained glass panel door with an obscure glass side panel. Stairs leading up to the first floor landing with under stairs storage. Radiator. Wood effect flooring. Door into:

#### Lounge/Diner 23'2" x 12'3" (7.08 x 3.74)

UPVC double glazed bay window to the front. UPVC double glazed window to the rear. Feature fireplace with a marble hearth and wooden surround housing an electric fire. Two radiators. Space for a dining table and chairs. Wood effect flooring. Door into:

# 9'1" x 10'9" (2.77 x 3.29)

Fitted with a range of wall, base and drawer units with complementary marble worksurface incorporating one and a half bowl sink unit with mixer tap. Inset four ring electric hob. Integrated oven. Door to fridge freezer. Radiator. Wood effect flooring. UPVC double glazed window to the rear.

















Conservatory
13'3" x 10'3" (4.06 x 3.14)
Of uPVC double glazed construction with bipolycarbonate roof. Wood effect flooring. Radiator. Door to the rear. Door into:

### Cloakroom

Two piece suite comprising low level WC and wash hand basin. Door into cupboard housing the boiler. Space for a washing machine. Fully tiled walls and floor. Stepping down into:

### Integral Garage

Fitted with a range of wall, base and drawer units. Built in under counter fridge freezer. Plumbed for a washer/dryer. Loft access hatch. Power and lighting.

## First Floor

# Landing

UPVC double glazed window to the side. Door to airing cupboard. Loft access hatch. Doors into the bedrooms and bathroom.

# Bedroom One 11'3" x 11'1" (3.45 x 3.39)

UPVC double glazed window to the rear. Fitted wardrobes with mirrored sliding doors. Shower cubicle cubicle. Radiator.

## Bedroom Two

11'1" x 9'2" (3.39 x 2.81) UPVC double glazed window to the front. Radiator.

#### Bedroom Three 8'7" x 7'0" (2.63 x 2.15)

UPVC double glazed window to the front. Single fitted wardrobe. Radiator.

# Bathroom

Three piece suite comprising low level WC, bath and pedestal wash hand basin. Radiator. Partly tiled walls, Vinyl flooring. UPVC double glazed obscure glass window to the rear.

# Externally

### Front

A pretty landscaped garden with a driveway providing off road parking. Side pedestrian gate giving access to:

A small low maintenance patio garden.





