



21 William Bowen Close, Gowerton, Swansea, SA4 3HE

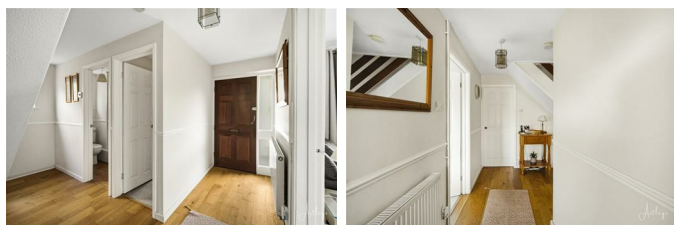
£370,000

Situated in a quiet cul-de-sac within the popular Village of Gowerton, this well presented four-bedroom family home offers generous living space in a peaceful yet convenient location, perfect for growing families. The ground floor accommodation comprises an entrance hall, a spacious lounge/dining room with patio doors opening onto the rear garden, fitted kitchen, and a versatile sitting room/study ideal for home working or additional family space. A convenient ground floor WC completes the layout. To the first floor are four well-proportioned bedrooms and a family bathroom fitted with both a bath and separate shower. Externally, the property benefits from a front garden laid to lawn with shrub borders and side access leading to the enclosed rear garden. The rear garden is flat and family friendly, featuring a paved patio area directly off the lounge/dining room, ideal for outdoor dining leading onto a lawned garden. Gowerton is a highly sought-after area known for its strong sense of community and excellent amenities, including local shops, cafés, and good transport links with a railway station providing access to Swansea and beyond. The area is particularly popular with families due to its well-regarded primary and secondary schools. A fantastic opportunity to purchase a spacious family home in a desirable and convenient location.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, double glazed window to side, staircase to first floor, radiator.

WC

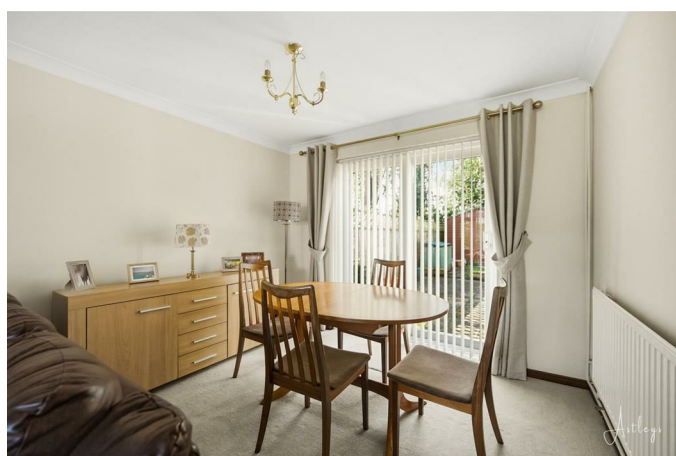


Two piece suite comprising, wash hand basin and WC. Tiled splashback, radiator, laminate flooring, dado rail, frosted double glazed window to side.

Lounge/Dining Room 21'4" x 12'6" (6.51m x 3.80m)



Double glazed window to front, coal effect gas fire set in and surround, coving to ceiling, two radiators, double glazed sliding door to garden.



Kitchen/Breakfast Room 8'10" x 16'1" (2.70m x 4.89m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit with a double glazed window above overlooking the rear garden, tiled splashbacks, plumbing for washing machine and dishwasher, space for undercounter fridge and fridge/freezer, built-in electric with a four ring gas hob, radiator, tiled flooring, double glazed window to side and a door to the rear taking you to the rear garden.



Sitting Room 17'0" x 9'4" (5.19m x 2.85m)



Double glazed windows to front and side, storage cupboard, radiator.

First Floor

Landing

Airing cupboard with boiler, access to loft.

Bedroom 1 8'9" x 13'11" (2.67m x 4.23m)



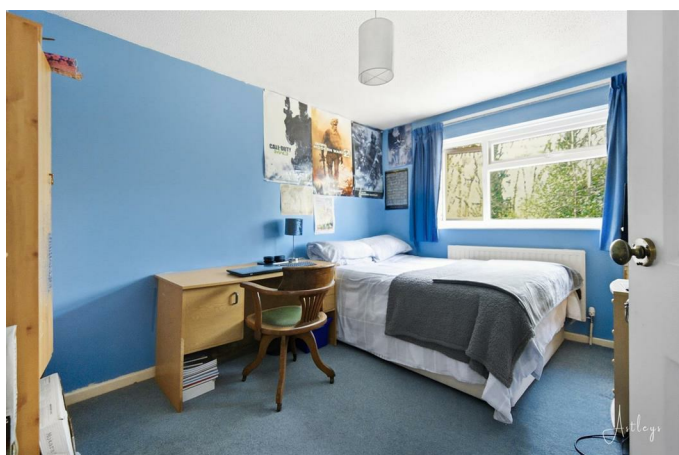
Double glazed window to front, radiator.

Bedroom 2 8'9" x 12'1" (2.66m x 3.69m)



Double glazed window to front, radiator.

Bedroom 3 12'4" x 9'1" (3.77m x 2.78m)



Double glazed window to rear, radiator.

Bedroom 4 9'1" x 8'2" (2.76m x 2.49m)



Double glazed window to rear, radiator.

Bathroom



Four piece suite with comprising, bath, wash hand basin, shower cubicle and WC. Radiator, frosted double glazed window to rear.

External



To the front of the property there is a lawned garden with a driveway providing off-road parking, along with side access leading to the rear garden. The rear garden is fully enclosed and offers a flat, family-friendly space, featuring a paved patio area directly off the lounge/dining room, as well as direct access from the kitchen, making it ideal for outdoor dining and entertaining.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Main Gas. Mains Water.

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 16 Mbps Superfast 150 Mbps

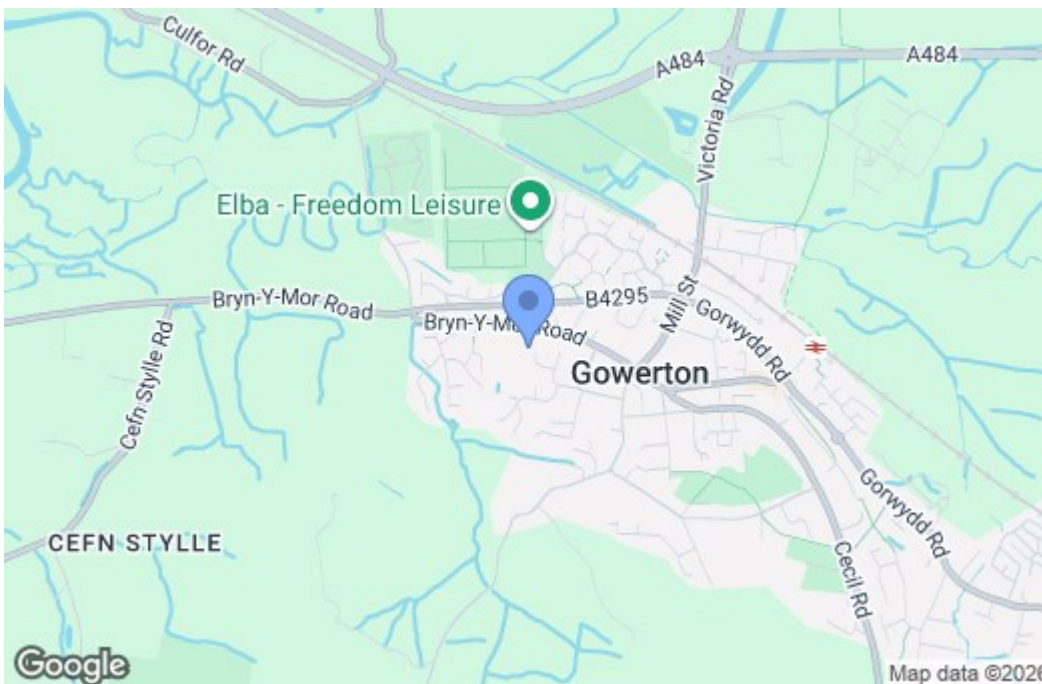
Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

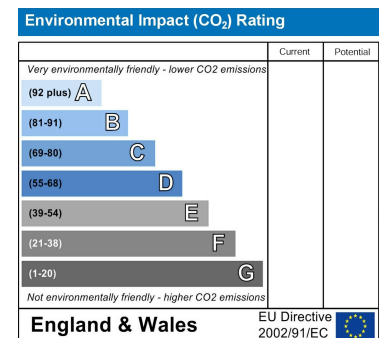
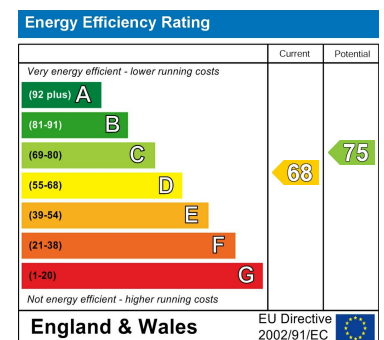
Floor Plan



Area Map



Energy Efficiency Graph



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