



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

**£360,000**

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

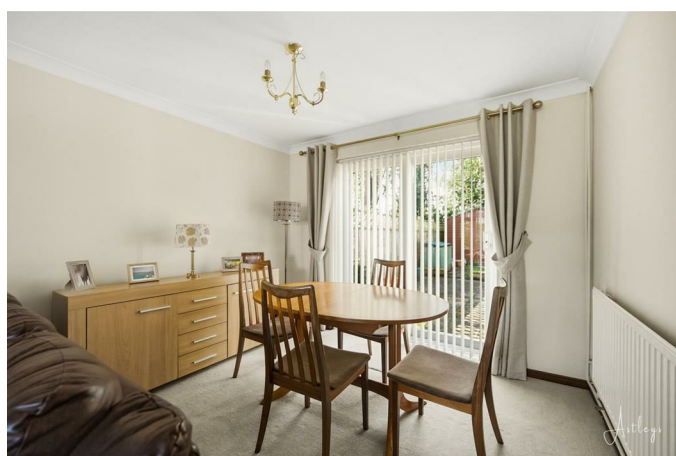


Two piece suite comprising, wash hand basin and WC. Tiled splashback, radiator, laminate flooring, dado rail, frosted double glazed window to side.

### 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

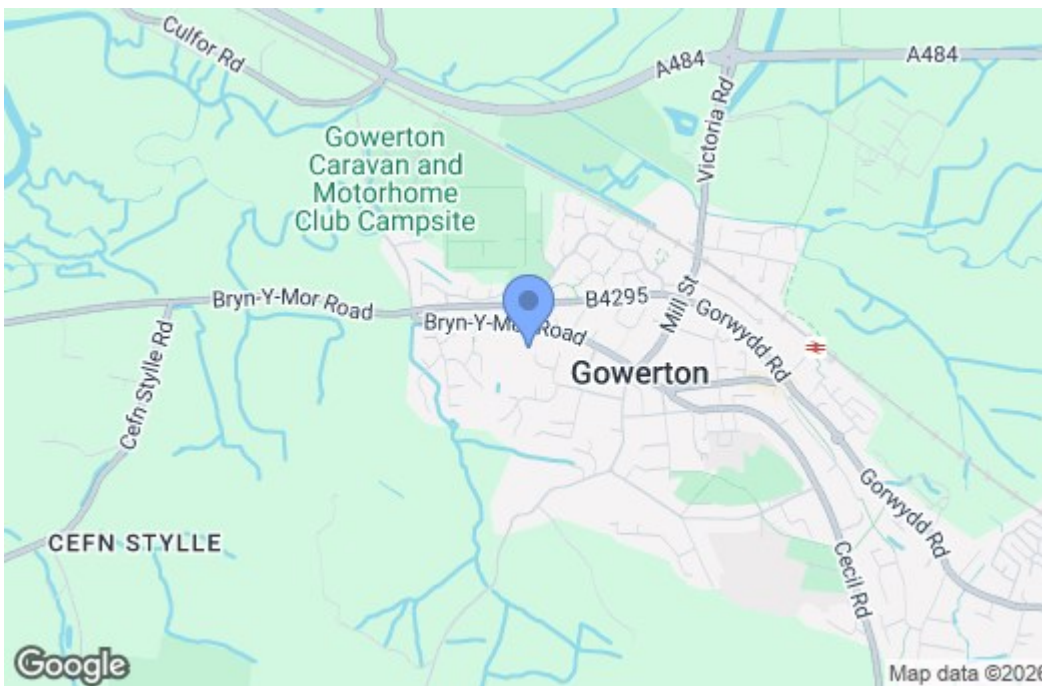
Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

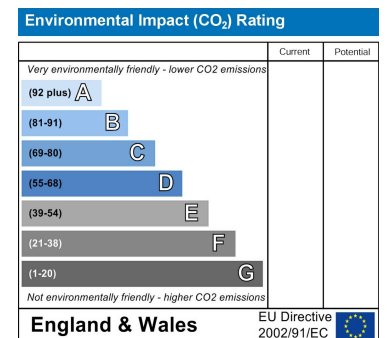
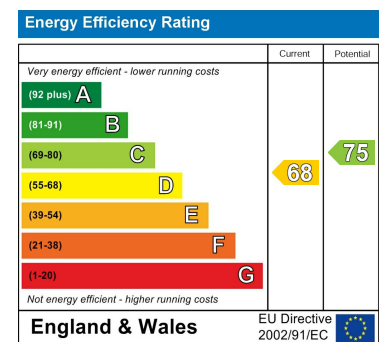
## Floor Plan



## Area Map



## Energy Efficiency Graph



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