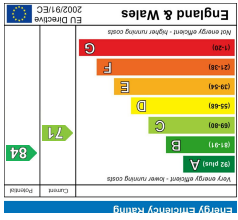




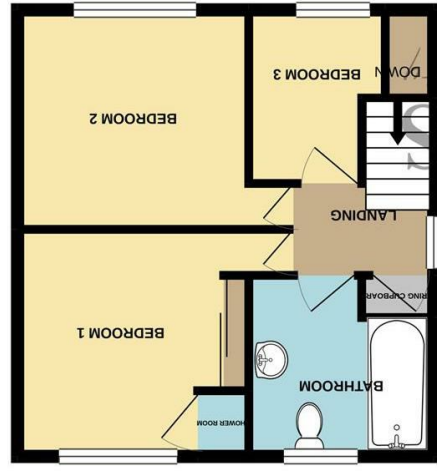
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN

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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1a Station Road
 Gowerton, Swansea, SA4 3AJ
 £215,000



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:

Kitchen

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

Fitted with a range of wall, base and drawer units with complementary marble work surface 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. Door into:



Conservatory

13'3" x 10'3" (4.06 x 3.14)

Of uPVC double glazed construction with bi-polyarbonate 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:

Rear

A small low maintenance patio garden.

