



EU Directive 2009/13/EC	England & Wales
34	<p>Not enough different - higher winning costs</p> <p><b>G</b> 17.39%</p> <p><b>F</b> 17.38%</p> <p><b>E</b> 17.34%</p> <p><b>D</b> 15.48%</p> <p><b>C</b> 10.40%</p> <p><b>B</b> 10.33%</p> <p><b>A</b> 10.30%</p> <p>Not enough different - lower winning costs</p>
85	
Current	
Proposed	

Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and 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.

Made with Metropix ©2023

1ST FLOOR

The first floor plan shows three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3) in yellow, a shower room in light blue, and a central landing in brown. The landing has a door to the shower room and a staircase labeled 'LANDING' with an arrow pointing down. The rooms are arranged around a central corridor.

## A three-story semi-detached house with a light-colored textured facade and a dark roof. The house features a bay window on the ground floor, a dormer window on the second floor, and a small porch area. A red brick wall runs along the front, and a paved driveway leads to a garage. A red car is parked on the left, and a silver van is parked on the right. The house is surrounded by other residential buildings and a clear blue sky.

 3
  1
  2
  F



GENERAL INFORMATION

A well presented traditional three bedroom semi detached family home, ideally situated to take advantage of road links to Swansea, Gower and Llanelli as well as nearby Gowerton Railway Station. Set within close proximity of popular English and Welsh medium comprehensive schools, the property itself comprises entrance hallway, sitting/dining room, lounge and kitchen. To the first floor you will find three double bedrooms and a shower room. The property benefits from parking to the front and an enclosed rear garden with an outbuilding currently used as a home office. Viewing is highly recommended.  
EPC - F  
Council Tax Band - D  
Tenure - Freehold

FULL DESCRIPTION

Ground Floor

Entrance Hallway

The property is entered via a double glazed door. Double glazed obscure glass window to the front. Stairs leading up to the first floor landing with under stairs cupboard. Electric radiator. Wood effect flooring. Doors into:

Sitting/Dining Room

12'5" x 11'0" (3.81 x 3.37)  
Double glazed bay window to the front. Feature fireplace housing a gas fire (capped) with a marble effect hearth and a wooden surround. Electric radiator.

Lounge

14'3" x 11'1" (4.35 x 3.40)  
Double glazed window to the rear. Feature fireplace housing a gas fire (capped) with a marble effect hearth and surround. Electric radiator.



Kitchen

17'6" x 7'8" (5.34 x 2.36)  
Fitted with a range of wall and base units with complementary work surfaces incorporating single bowl stainless steel sink unit with drainer and mixer tap. Inset electric hob. Integrated appliances comprising dishwasher, fridge freezer, 'Bosch' eye level electric oven and 'Bosch' microwave. Space for a washing machine. Partly tiled walls. Tiled floor. Double glazed window to the rear. Door leading out onto the garden.

First Floor

Landing

Doors into:

Bedroom One

14'3" x 10'0" (4.36 x 3.07)  
Double glazed bay window to the front. Electric radiator.

Bedroom Two

12'1" x 10'1" (3.69 x 3.08)  
Double glazed window to the rear. Electric radiator.

Bedroom Three

10'4" x 7'7" (3.16 x 2.32)  
Double glazed window to the rear. Electric radiator.

Shower Room

7'8" x 5'2" (2.34 x 1.59)  
Three piece suite comprising low level WC, wash hand basin set into a vanity unit and step in electric shower. Cupboard housing immersion heater. Heated towel rail. 'Respatex' style wall panels. Double glazed obscure glass window to the front.

Externally

Front

A low maintenance garden with a courtyard and a driveway providing parking for one vehicle. Pedestrian access to:

Rear

A garden laid to lawn with mature border planting and paved patios. Pedestrian access to:

Home Office

A brick built outbuilding currently utilised as a home office with electricity supply and electric heater.

