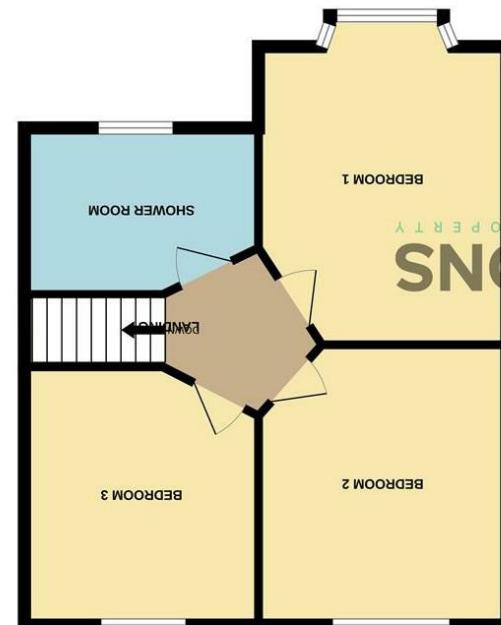
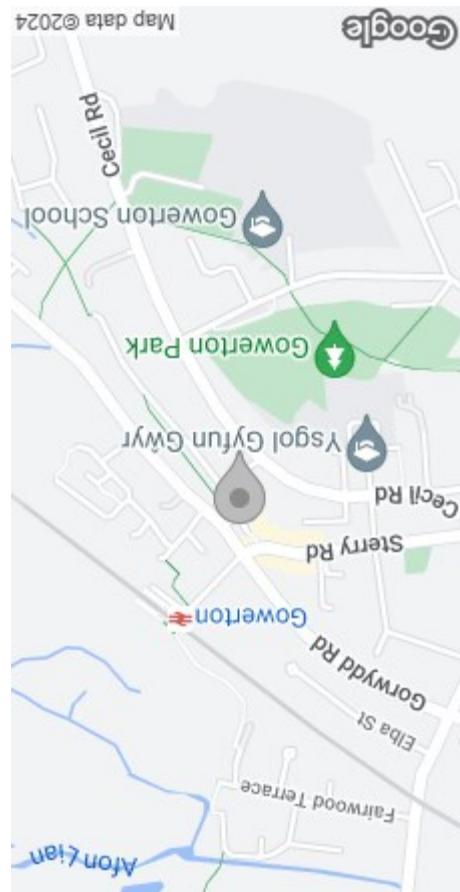
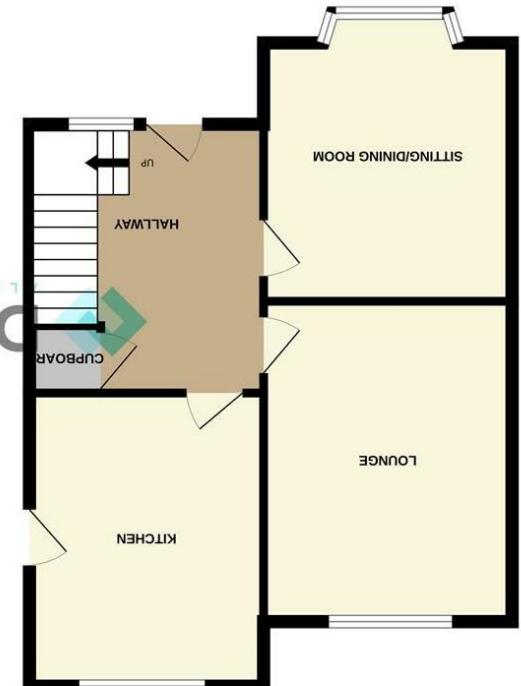


These particularities, whilst believed to be accurate only as a general outline, nevertheless set out to reflect the way in which firms in this industry's market structure and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements by inspectors of fact, but must satisfy themselves by inspection of their own accord. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



ST FLOOR



GROUND FLOOR

AREA MAP

FLOOR PLAN



43 Cecil Road
Gowerton, Swansea, SA4 3DF
Offers Around £240 000



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

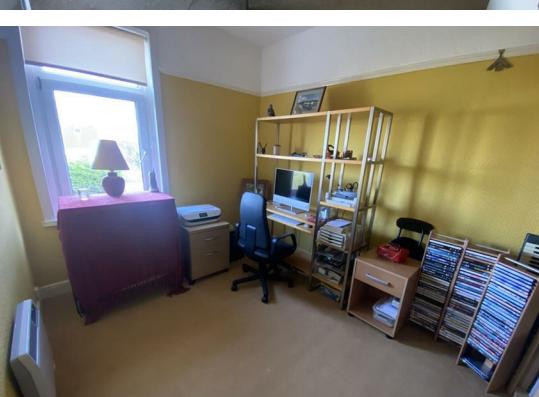
Entrance Hallway

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:



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.

