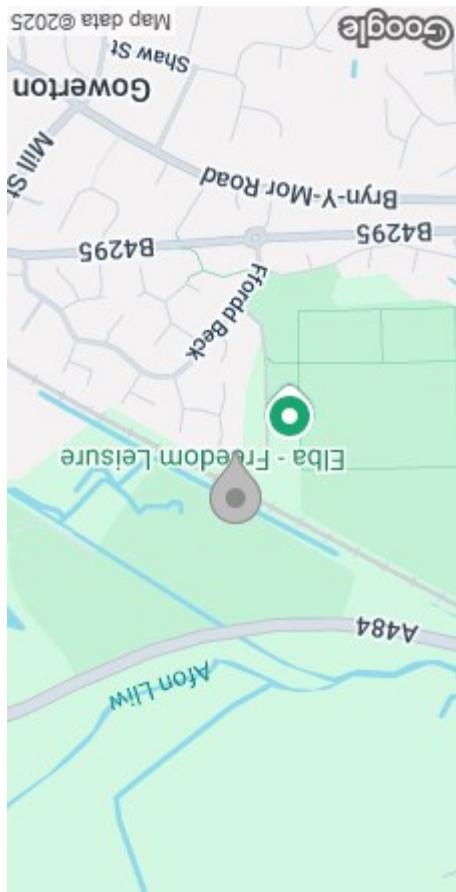


These particulars or representations of facts, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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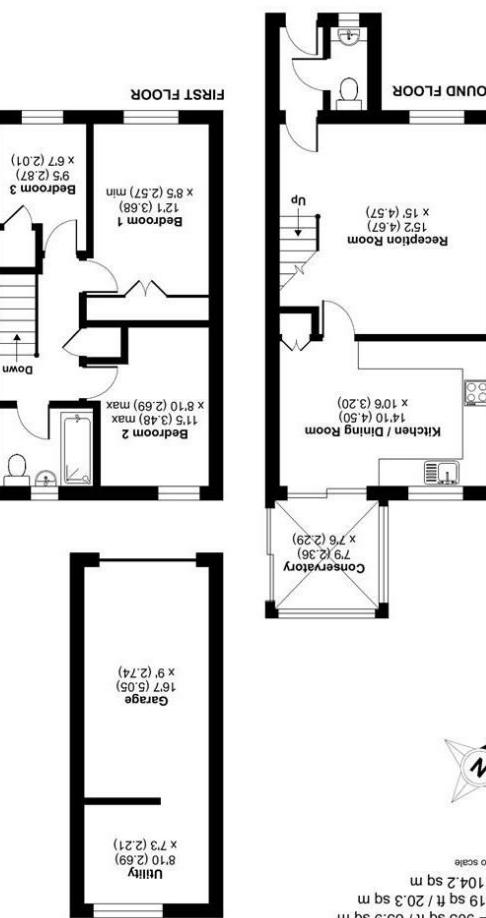
EPC



AREA MAP

Ffordd Y Gamlas, Gowerton, Swansea, SA4

FLOOR PLAN



1



DAWSONS

GENERAL INFORMATION

Found at the top of the cul-de-sac of Ffordd Y Gamlas in Gowerton, Swansea, this well presented three-bedroom semi-detached property presents an excellent opportunity for families and first-time buyers alike. The property boasts a welcoming reception room, perfect for relaxation and entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which offers a delightful space for family meals and gatherings. This area is designed to be both functional and inviting, making it the ideal spot for culinary creativity and socialising. Additional features of this property include a garage, providing secure storage or potential for a workshop, and a potting shed, perfect for gardening enthusiasts looking to cultivate their green thumb. Being chain-free, this home offers a smooth transition for prospective buyers, allowing for a quicker move-in process. The peaceful setting of this cul-de-sac location enhances the appeal, offering a sense of community while remaining conveniently close to local amenities and transport links. In summary, this semi-detached property on Ffordd Y Gamlas is an ideal family home combining comfort, space, and a prime location in Gowerton.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

15'3" x 14'11" (4.67m x 4.57m)

Kitchen/Dining Room

14'9" x 10'5" (4.50m x 3.20m)

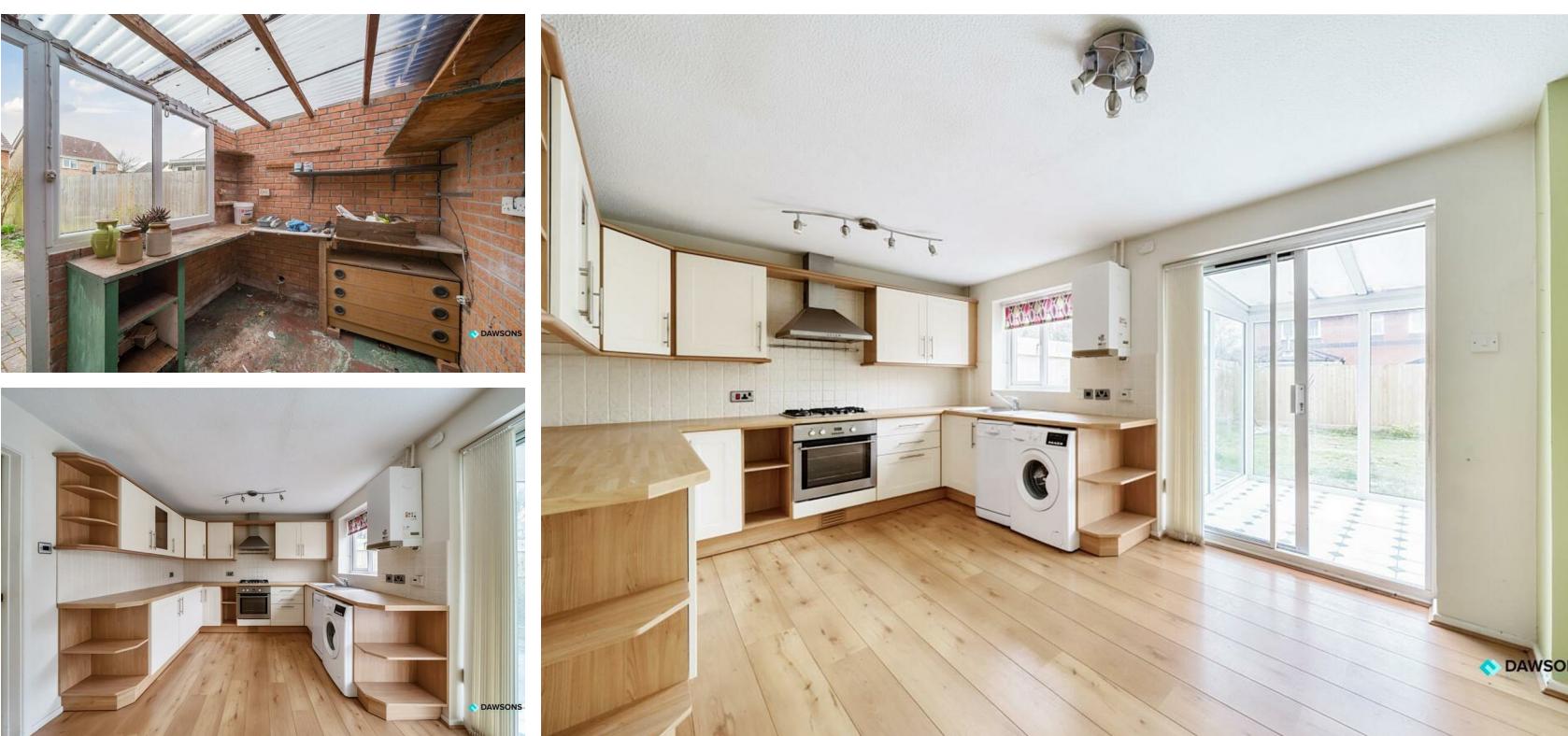
Conservatory

7'8" x 7'6" (2.36m x 2.29m)

W.C

First Floor

Landing



Bedroom 1
12'0" x 8'5" (3.68m x 2.57m)

Bedroom 2
11'5" max x 8'9" max (3.48m max x 2.69m max)

Bedroom 3
9'4" x 6'7" (2.87m x 2.01m)

Family Bathroom

External

Garage
16'6" x 8'11" (5.05m x 2.74m)

Utility
8'9" x 7'3" (2.69m x 2.21m)

Council Tax band = D

EPC = D

Tenure
Leasehold - Terms of lease 125 years, 90 years remaining. Ground rent £250.00 per annum.

Services
You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - Yes - EDF
Gas - Yes - EDF
Water - Dwr Cymru - metered
Broadband - Not currently as vacant
Current mobile phone provider - talktalk
No known issues with mobile coverage.

