



6 Roper Wright Close

Gowerton, Swansea, SA4 3HD

Offers Around £350,000



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

21'4" max x 12'8" max (6.52m max x 3.88m max)

Sitting/Dining Room

10'8" x 9'9" (3.27m x 2.98m)

Kitchen/Breakfast Room

16'3" x 10'8" (4.96m x 3.26m)

Office

16'3" x 8'10" (4.97m x 2.71m)

Shower Room

First Floor

Landing

Bedroom 1

14'3" x 9'0" (4.35m x 2.75m)

Bedroom 2

12'0" x 9'0" (3.68m x 2.75m)

Bedroom 3

12'0" x 8'11" (3.68m x 2.74m)

Bedroom 4

9'0" x 8'5" (2.75m x 2.57m)

Family Bathroom

Parking

Driveway parking for 3 vehicles and Garage (4.48m x 3.00m)

Council Tax band = E

Tenure

Freehold

EPC = C

Services

Heating System - Gas

Mains gas, electricity, sewerage and water (billed)

Broadband - The current supplier is Virgin (fibre)

Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

AREA MAP



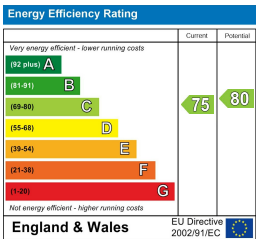
FLOOR PLANS

Roper Wright Close, Gowerton, Swansea, SA4
Approximate Area = 1442 sq ft / 133.9 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1587 sq ft / 147.3 sq m
For information only - Not to scale



1. These plans are produced in accordance with RICS Property Measurement 2nd Edition.
2. Approximate Internal Property Measurement Standards (IPMS) Residential. © 1st January 2023.
3. For information only - Not to scale.

EPC



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