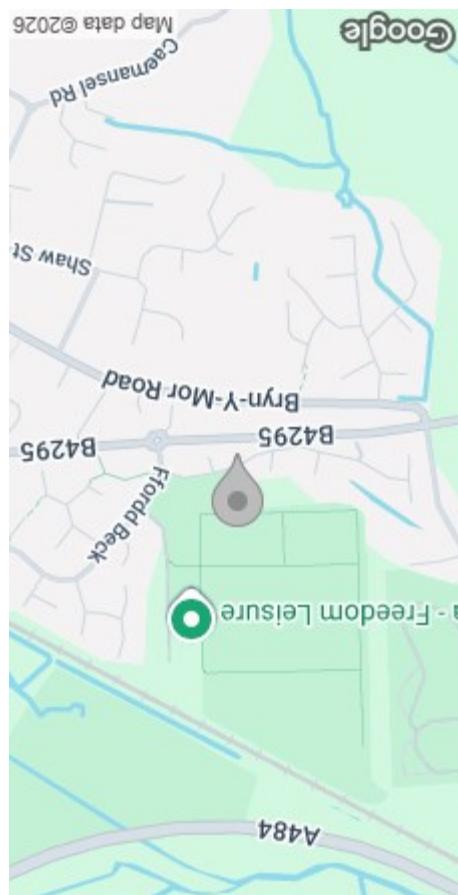


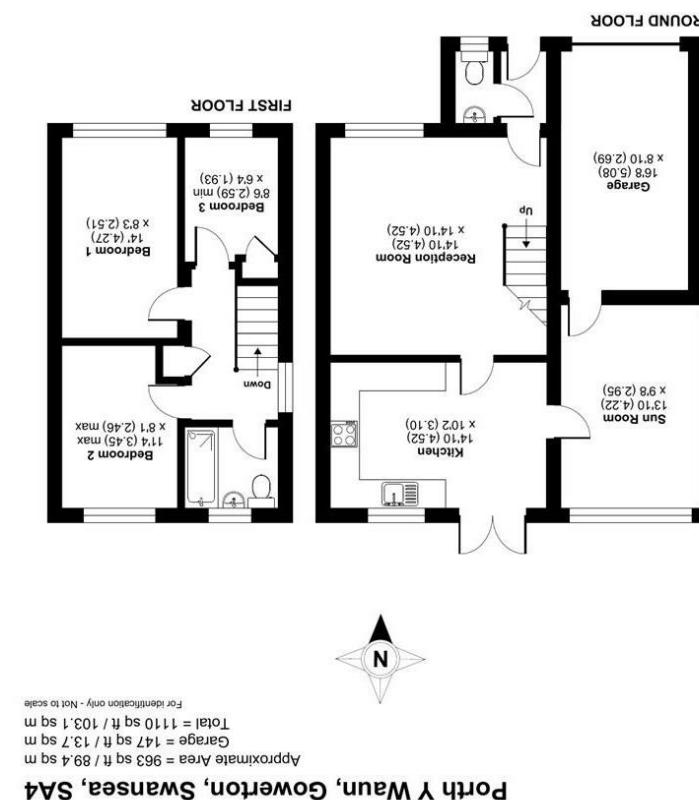
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

### EPC



### AREA MAP



Porth Y Waun, Gowerton, Swansea, SA4

### FLOOR PLAN



23 Porth Y Waun  
Gowerton, Swansea, SA4 3BJ  
Offers Around £275,000



## GENERAL INFORMATION

Situated in the popular Elba development, Porth Y Waun, Gowerton, is a delightful three-bedroom detached property offering a perfect blend of comfort and convenience. With a well-designed layout, the property features a spacious reception room and sun room that invites relaxation and social gatherings. The three bedrooms provide ample space for family living.

This home is ideally situated close to local primary and comprehensive schools, making it an excellent choice for families. Additionally, residents will appreciate the proximity to essential amenities, including a doctors' surgery and the Elba Playing Fields, perfect for outdoor activities and leisurely strolls.

The property boasts an enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. For added convenience, there is a garage and a resin driveway, allowing for secure parking.

This charming detached property in Gowerton is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining close to the vibrant community and essential services. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Reception Room

14'9" x 14'9" (4.52m x 4.52m)

#### Kitchen

14'9" x 10'2" (4.52m x 3.10m)

#### Sun Room

13'10" x 9'8" (4.22m x 2.95m)

#### W.C

### First Floor

#### Landing

#### Bedroom 1

14'0" x 8'2" (4.27m x 2.51m)



#### Bedroom 2

11'3" max x 8'0" max (3.45m max x 2.46m max)

#### Bedroom 3

8'5" min x 6'3" (2.59m min x 1.93m)

#### Family Bathroom

#### Parking

Driveway and Garage (5.08m x 2.69m)

#### Council Tax Band = D

#### EPC = C

#### Tenure

Freehold

#### Services

Heating System - Gas Mains gas, electricity, sewerage and water (billed)

Broadband - The current supplier is Sky (fibre)

Mobile - There are no known issues with mobile coverage using the vendors current supplier, Three. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

