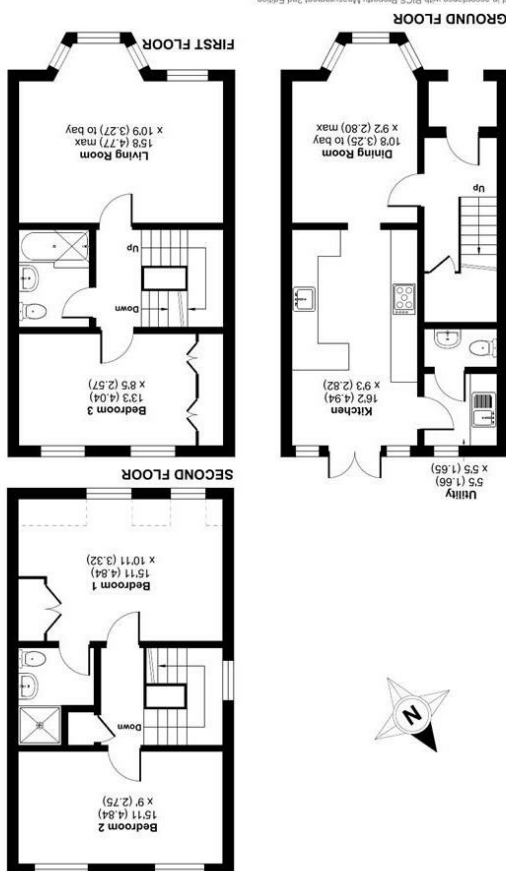


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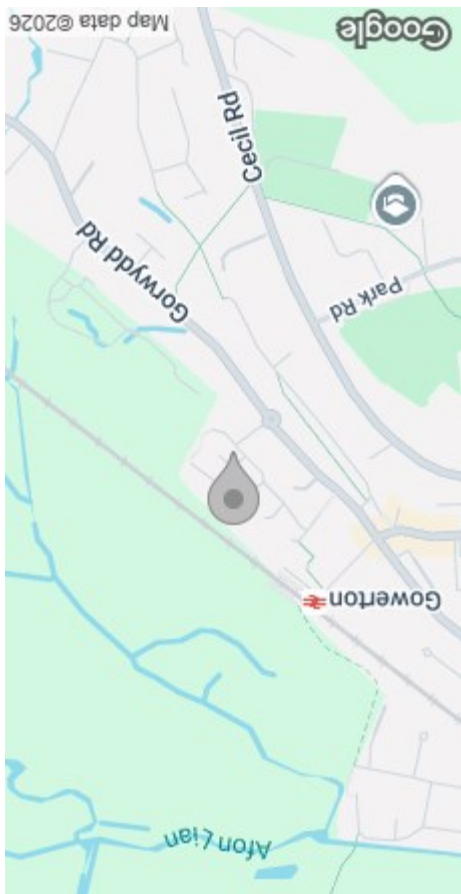
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Gowerton, Swansea, SA4
Approximate Area = 1244 sq ft / 115.5 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Total = 1262 sq ft / 117.1 sq m
For identification only - Not to scale

Heol Y Gwartheg, Gowerdon, Swansea, SA4

FLOOR PLAN



AREA MAP

EPC



10 Heol Y Gwartheg
Gowerton, Swansea, SA4 3GN
Asking Price £250,000



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GENERAL INFORMATION

This delightful three-bedroom townhouse offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or those seeking a home office.

The townhouse features a family bathroom and a convenient shower en-suite, ensuring that morning routines are a breeze. The addition of a ground floor W.C adds to the practicality of the layout.

Outside, the property is complemented by a driveway and a double garage, providing secure parking and extra storage space. This is particularly advantageous for families with multiple vehicles or those who enjoy outdoor hobbies.

Situated close to local secondary schools, this home is perfect for families with children, offering easy access to quality education. Additionally, the proximity to local amenities means that shops, parks, and recreational facilities are just a short distance away, enhancing the overall appeal of this location.

In summary, this three-bedroom townhouse in Gowerton is an excellent opportunity for those seeking a comfortable family home in a well-connected area. With its modern features and convenient location, it is sure to attract interest from a variety of buyers.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Dining Room

10'7" to bay x 9'2" max (3.25m to bay x 2.80m max)

Kitchen

16'2" x 9'3" (4.94m x 2.82m)

Utility

5'5" x 5'4" (1.66m x 1.65m)

W.C

First Floor

Landing



Living Room
15'7" x 10'8" to bay (4.77m x 3.27m to bay)

Family Bathroom

Bedroom 3
13'3" x 8'5" (4.04m x 2.57m)

Second Floor

Landing

Bedroom 1
15'10" x 10'10" (4.84m x 3.32m)

Shower En-suite

Bedroom 2
15'10" x 9'0" (4.84m x 2.75m)

Parking

Driveway and Double Garage

Council Tax band = D

EPC = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - The current supplier is BT.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

