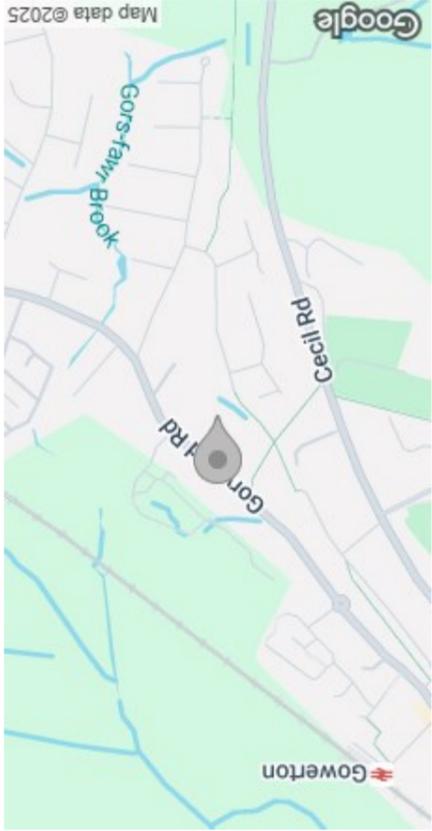


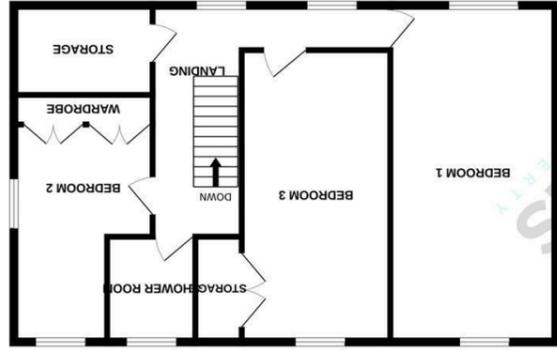
EPC



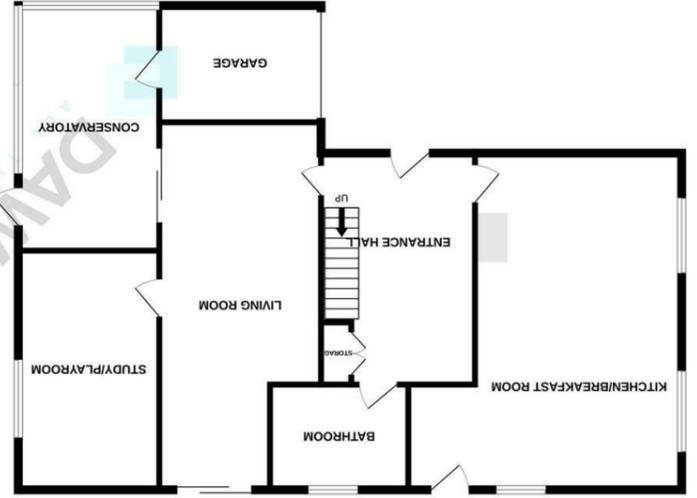
AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



GROUND FLOOR

FLOOR PLAN



16 Cedar Close
 Gowerton, Swansea, SA4 3AR
Offers Around £315,000



GENERAL INFORMATION

Situated in a quiet cul-de-sac location in Cedar Close, Gowerton, this link detached dormer bungalow offers a delightful blend of comfort and convenience. With three generously sized double bedrooms, this is perfect for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The spacious kitchen is a true highlight, providing ample room for culinary creativity and family gatherings. The layout of the home ensures a seamless flow.

The property boasts two well-appointed bathrooms and conservatory leading out onto the garden. The driveway offers ample parking for several vehicles, a valuable feature in this sought-after location. With easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. Don't miss the opportunity to make this lovely bungalow your new home.

FULL DESCRIPTION

Ground Floor

Entrance Hall

4'0" x 12'2" (1.24 x 3.71)

Kitchen/Breakfast Room

13'4" x 21'1" (4.08 x 6.44)

Living Room

21'1" x 13'11" (6.43 x 4.25)

Study/Playroom

10'6" x 11'7" (3.22 x 3.55)

Bathroom

Conservatory

16'11" x 9'4" (5.16 x 2.86)

Garage

14'7" x 8'2" (4.46 x 2.49)



First Floor

Landing

Bedroom 1

17'4" x 8'10" (5.30 x 2.70)

Bedroom 2

13'10" x 11'3" (4.24 x 3.45)

Bedroom 3

9'5" x 14'2" (2.89 x 4.34)

Shower Room

5'1" x 8'1" (1.55 x 2.48)

Parking

Driveway

Council Tax Band = E

Tenure

FREEHOLD

EPC = E

Services

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

