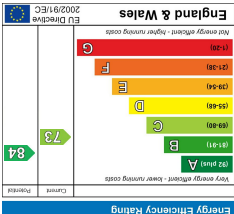
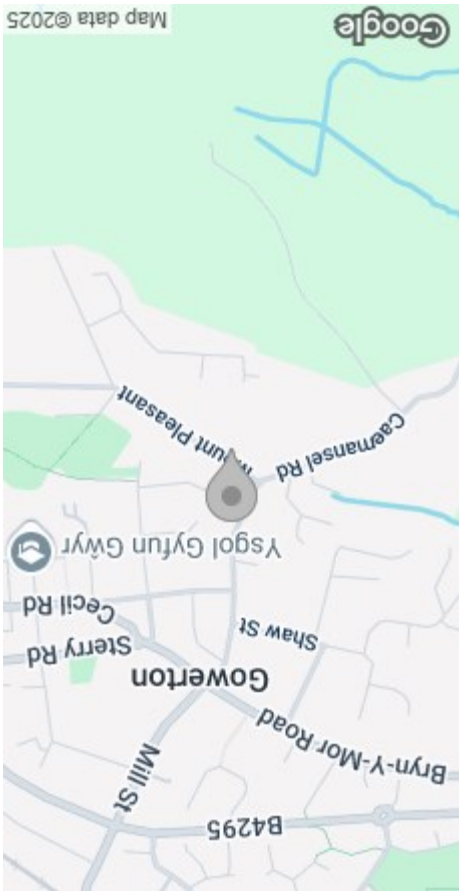


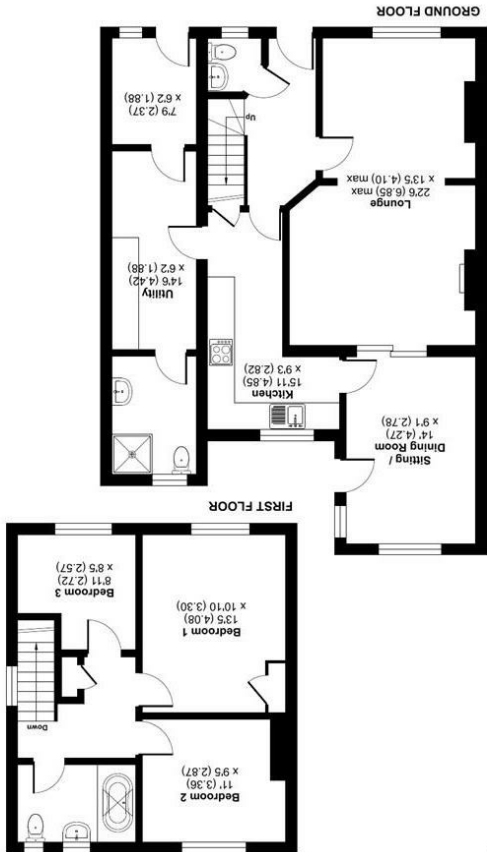
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Mount Pleasant, Gowerton, Swansea, SA4

Approximate Area = 1298 sq ft / 120.5 sq m

For identification only - Not to scale

FLOOR PLAN



3 Mount Pleasant  
Gowerton, Swansea, SA4 3EN  
Offers Over £190,000





GENERAL INFORMATION

Mount Pleasant, Gowerton, is a three-bedroom semi-detached house and presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The accommodation includes three comfortable bedrooms, providing ample space for family living. The property features a convenient W.C, a modern shower room, and a family bathroom, ensuring that all your needs are met with ease.

One of the standout features of this home is the good-sized enclosed rear garden, offering a private outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from a driveway, providing off-road parking for your convenience.

Situated close to local schools and amenities, this home is ideally located for families seeking a vibrant community atmosphere. With its blend of comfort, practicality, and a prime location, this semi-detached house is a wonderful place to call home. Don't miss the chance to view this lovely property and envision your future in this welcoming neighbourhood.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

22'5" max x 13'5" max (6.85m max x 4.10m max)

Sitting/Dining Room

14'0" x 9'1" (4.27m x 2.78m)

Parking

Driveway for 3 cars

Kitchen

15'10" x 9'3" (4.85m x 2.82m )

W.C



**Utility**  
14'6" x 6'2" (4.42m x 1.88m )

Shower Room

First Floor

Landing

**Bedroom 1**  
13'4" x 10'9" (4.08m x 3.30m )

**Bedroom 2**  
11'0" x 9'4" (3.36m x 2.87m )

**Bedroom 3**  
8'11" x 8'5" (2.72m x 2.57m )

Family Bathroom

Parking

Driveway

**Council Tax band = B**

**EPC = C**

**Tenure**  
FREEHOLD

Services

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

Additional Information

Please be advised this property is owned by a family member of Dawsons staff

