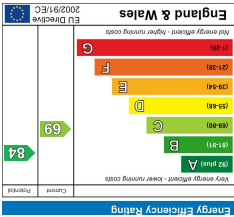
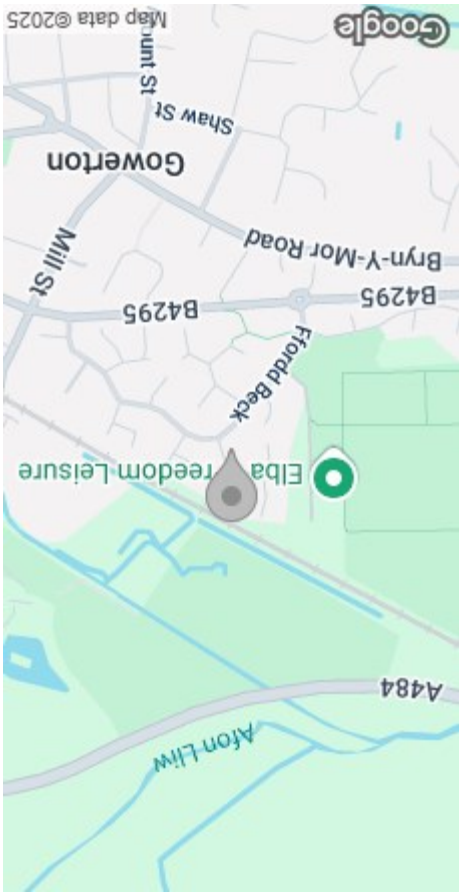


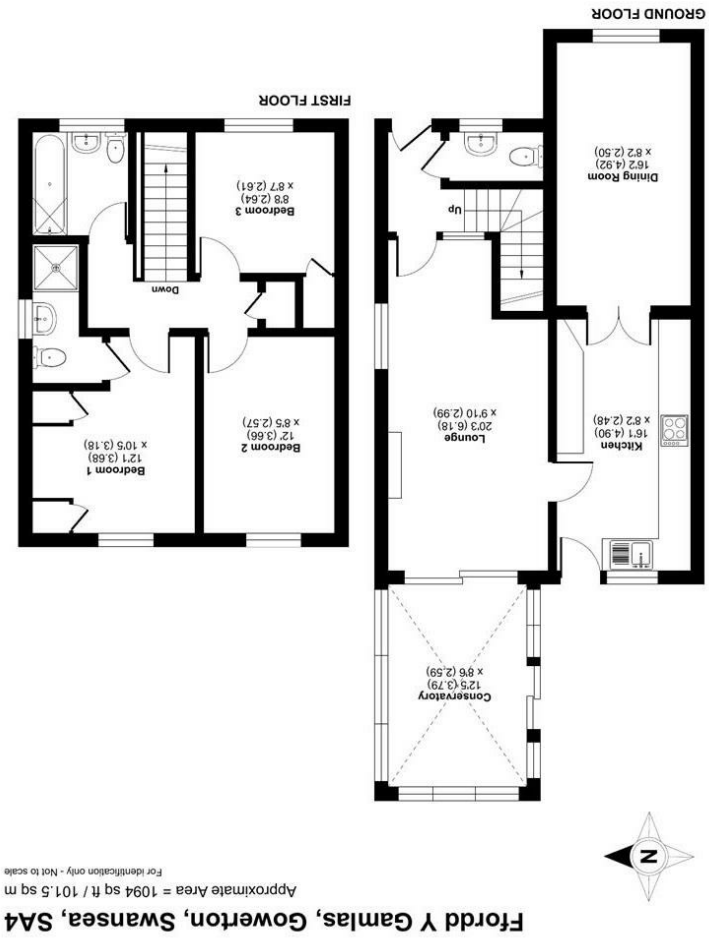
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1 Ffordd Y Gamlas
Gowerton, Swansea, SA4 3DT
Asking Price £285,000



GENERAL INFORMATION

Situated in the cul-de-sac of Ffordd Y Gamlas in Gowerton, Swansea, this three-bedroom detached property presents an excellent opportunity for families and individuals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, complemented by a bright conservatory that invites natural light and offers a serene space to enjoy the garden views.

With a family bathroom, W.C and a convenient shower en-suite, this property caters to the needs of a busy household. The property is offered with no onward chain, making it an ideal choice for those looking to move swiftly into their new home.

The location benefits from a good road network, providing easy access to local amenities and transport links, ensuring that you are well-connected to the wider Swansea area. This residence is perfect for those seeking a peaceful yet accessible living environment, combining the advantages of a detached home with the charm of a friendly neighbourhood. Don't miss the chance to make this lovely property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
20'3" x 9'9" (6.18m x 2.99m)

Kitchen
16'0" x 8'1" (4.90m x 2.48m)

Conservatory
12'5" x 8'5" (3.79m x 2.59m)

Dining Room
16'1" x 8'2" (4.92m x 2.50m)

W.C

First Floor



Landing
Bedroom 1
12'0" x 10'5" (3.68m x 3.18m)
Shower En-suite
Bedroom 2
12'0" x 8'5" (3.66m x 2.57m)
Bedroom 3
8'7" x 8'6" (2.64m x 2.61m)
Family Bathroom
Parking
Driveway
Council Tax Band = D
EPC = C
FREEHOLD

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

