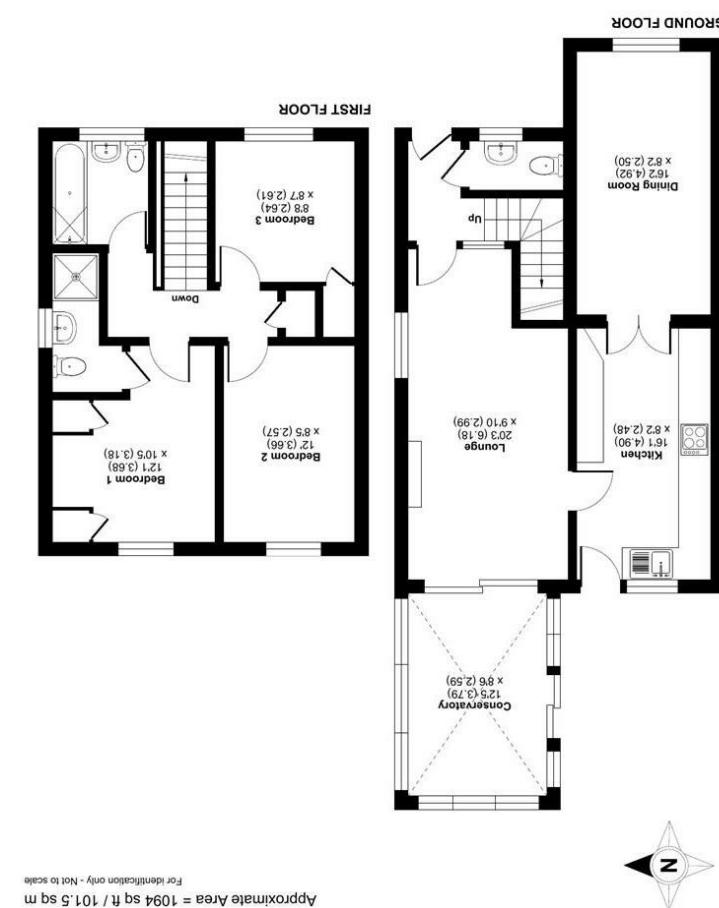


AREA MAP



Ffordd Y Gamlas, Gowerton, Swansea, SA4

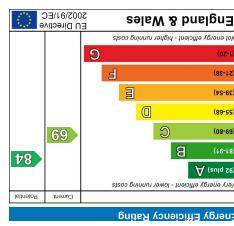
FLOOR PLAN



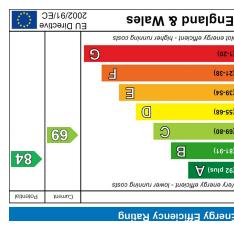
1 Ffordd Y Gamlas
Gowerton, Swansea, SA4 3DT
Offers Around £295,000



These particulars 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



Produced by Dawson's Property EPC: 1254109
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © March 2025.

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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)

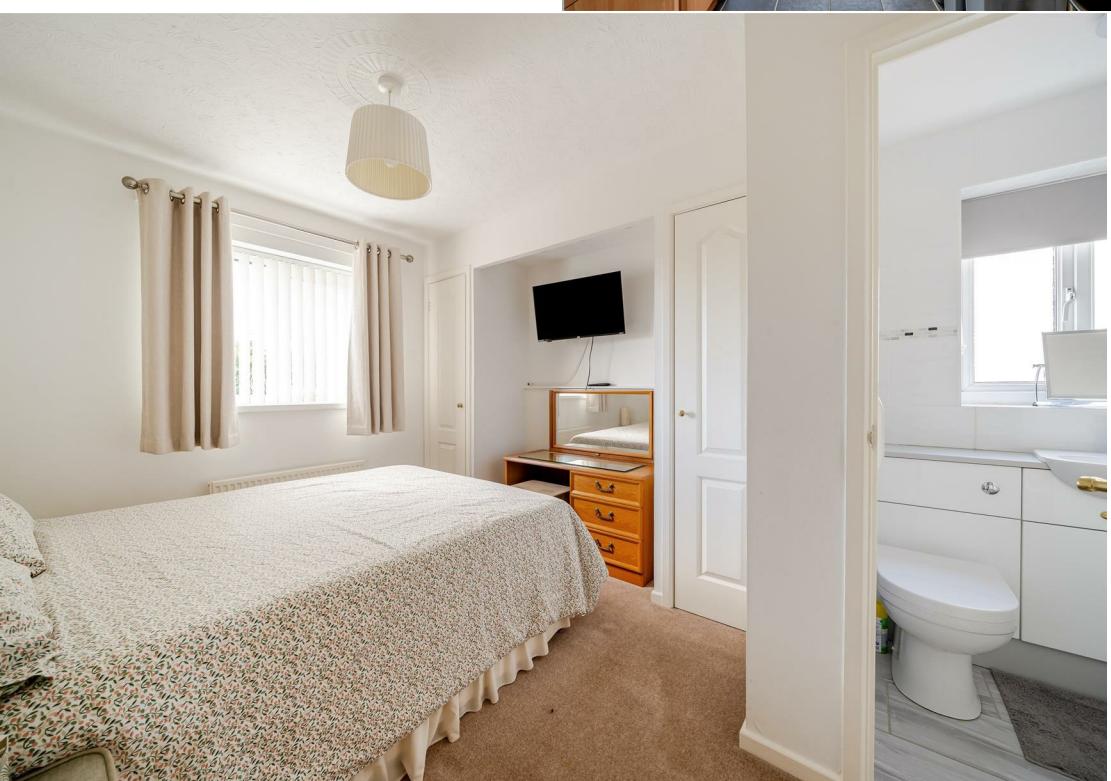


Dining Room

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.

