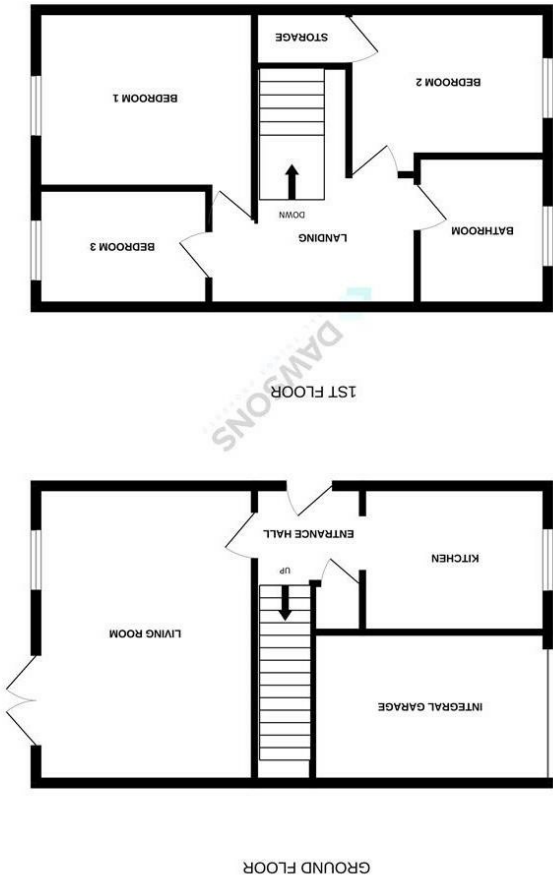
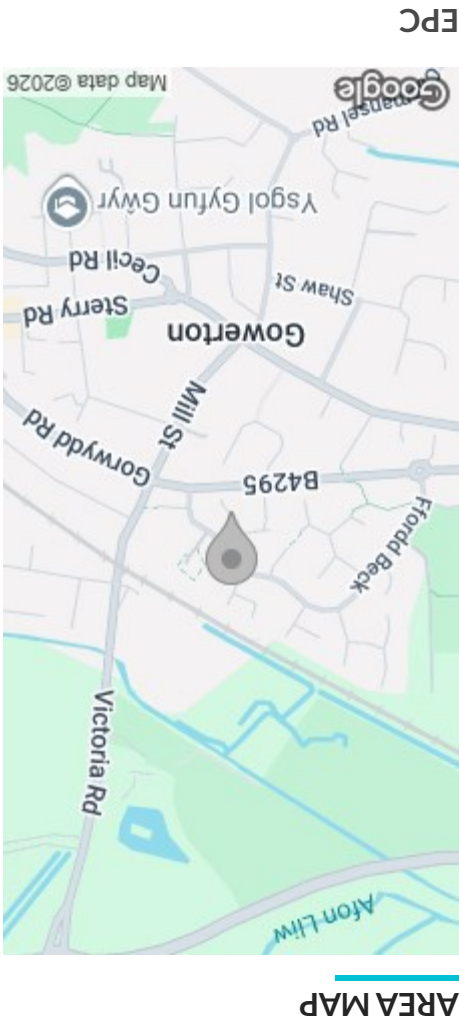


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other details are approximate and responsibility is taken for any minor omissions or misstatements. This plan is for guidance 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.



18 Clos Tygwyn
Gowerton, Swansea, SA4 3GF
Offers Around £225,000



GENERAL INFORMATION

This chain-free property is vacant and ready to move into! Situated in the desirable Elba development of Gowerton modern three-bedroom semi-detached property presents an excellent opportunity for families and first-time buyers alike. The property offers a well-proportioned reception room overlooking the rear garden.

With three inviting bedrooms, there is ample space for family living or for creating a comfortable home office. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is its prime location. It is situated close to local primary and secondary schools, making it an ideal choice for families with children. Additionally, the nearby train station offers excellent transport links, ensuring easy access to Swansea and beyond. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway
5'11" x 5'4" (1.82 x 1.64)

Living Room
12'0" x 16'4" (3.66 x 4.99)

Kitchen
10'2" x 8'0" (3.10 x 2.46)

First Floor

Landing

Bedroom 1
12'9" x 12'5" (3.89 x 3.79)

Bedroom 2
10'11" x 8'5" (3.33 x 2.58)



Bedroom 3
9'5" x 6'6" (2.89 x 1.99)

Bathroom
5'6" x 7'2" (1.69 x 2.19)

Garage
16'10" x 7'10" (5.15 x 2.40)

Parking
Driveway and Garage

Council Tax band = D

EPC = C

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

