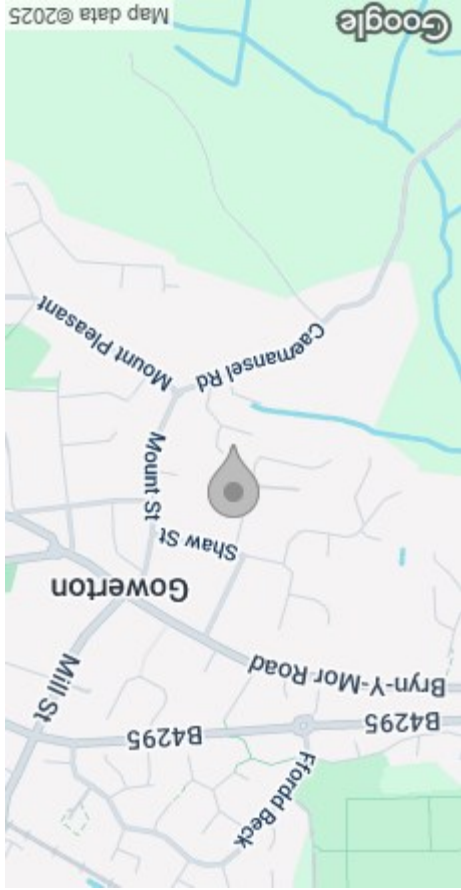


EPC



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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson Property. REF: 136203



**The Mount, Gowerton, Swansea, SA4**  
 Approximate Area = 2083 sq ft / 193.5 sq m  
 Garage = 206 sq ft / 19.1 sq m  
 Total = 2289 sq ft / 212.6 sq m  
 For identification only - Not to scale

FLOOR PLAN



**20 The Mount**  
 Gowerton, Swansea, SA4 3HA  
 Offers Around £545,000



## GENERAL INFORMATION

Nestled in the highly sought-after area of The Mount, Gowerton, this detached house offers an exceptional living experience for families and individuals alike. With four generously sized bedrooms, including two with en-suite bathrooms, this property provides ample space and privacy for everyone.

The three reception rooms are perfect for entertaining guests or enjoying quiet family time, allowing for versatile use of space. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout the home.

The property also boasts a convenient drive, providing off-road parking and easy access. Families will appreciate the proximity to local schools, making morning routines a breeze and ensuring that educational facilities are just a short distance away.

This delightful home combines comfort, style, and practicality, making it an ideal choice for those looking to settle in a vibrant community. With its attractive features and prime location, this detached house is a rare find and not to be missed.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge

16'4" into bay x 13'11" max  
(4.98m into bay x 4.25m max )

#### Cloakroom

#### Reception Room

11'11" x 11'11" (3.65m x 3.64m )

#### Office/Playroom

12'1" x 8'11" (3.70m x 2.73m )

#### Kitchen/Breakfast Room

15'10" x 11'10" (4.84m x 3.61m )



**Utility Room**  
11'10" x 5'10" (3.61m x 1.78m )

### First Floor

#### Landing

#### Master Bedroom

15'3" x 11'8" (4.67m x 3.58m)

#### Shower En-Suite

#### Bedroom 2

14'0" x 11'8" (4.27m x 3.57m)

#### Shower En-Suite

#### Bedroom 3

15'9" x 11'10" (4.81m x 3.61m)

#### Bedroom 4

14'0" max x 12'7" max (4.27m max x 3.86m max )

#### Family Bathroom

#### Parking

Driveway and Garage (5.44m x 3.64m)

#### Council Tax band = G

#### Tenure

Freehold

#### EPC = C

#### Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.

Broadband - The current supplier is Sky (fibre)

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.

