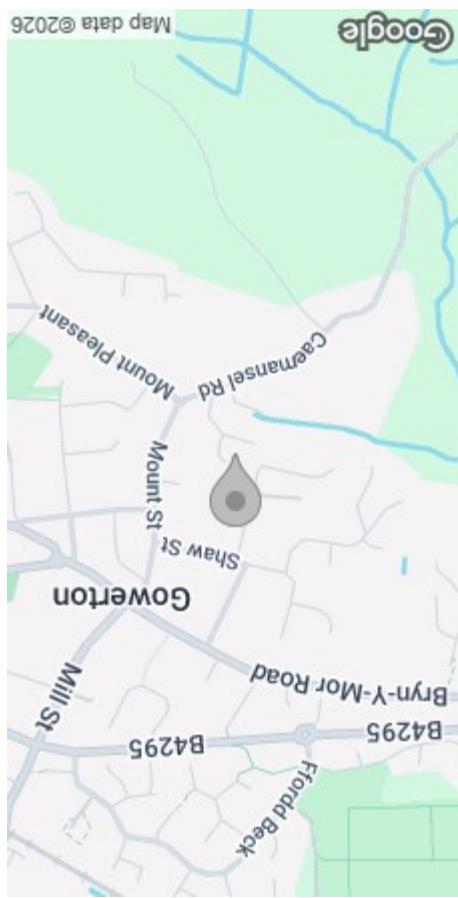


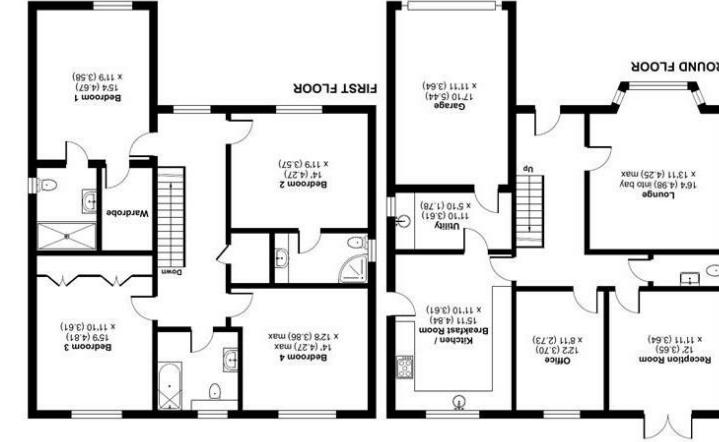
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EPC



AREA MAP



The Mount, Gowerton, Swansea, SA4

FLOOR PLAN



20 The Mount

Gowerton, Swansea, SA4 3HA

Offers Over £500,000



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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

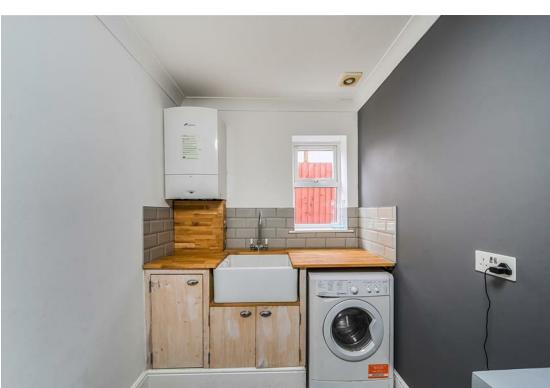
11'11" x 11'11" (3.65m x 3.64m)

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.

