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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Measurement). © Redwood 2025. Produced for Dawson's Property, REF: 1362053



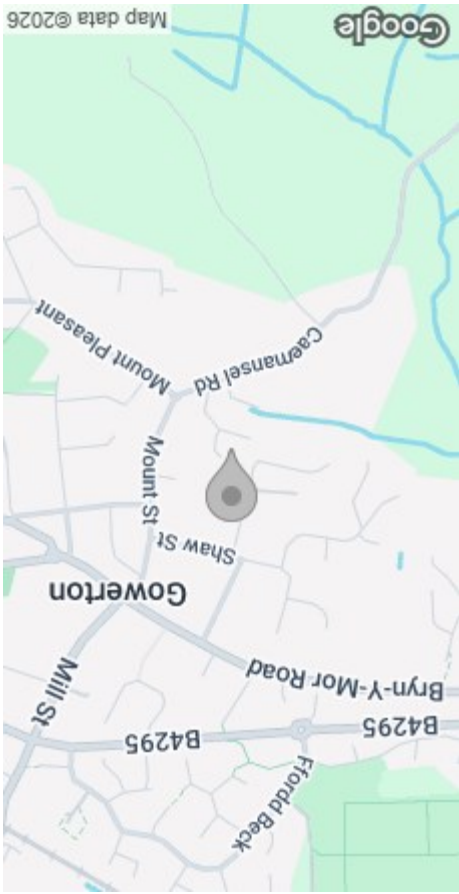
The Mount, Gowerton, Swansea, SA4

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

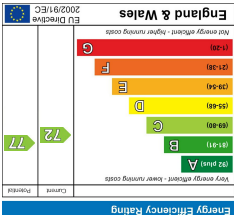


FLOOR PLAN



AREA MAP

EPC



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.

