

16 Gower Rise, Gowerton, Swansea, SA4 3DZ

£420,000

Nestled in a desirable cul-de-sac location, this immaculately presented detached family home offers an inviting and stylish living space. As you step inside, you are greeted by a warm and spacious lounge, adjacent to the lounge is a dining room, furthermore, the property boasts a cozy sitting room. The well-equipped kitchen/breakfast room is a hub for culinary delights and casual dining, while the conveniently located cloakroom adds practicality to the ground floor layout.

Ascending the stairs, you'll find four bedrooms, three with fitted wardrobes. The master bedroom features an ensuite shower room and a family bathroom.

The exterior of the property features a low maintenance west-facing garden providing a private and serene outdoor retreat. Ample parking space for two vehicles, coupled with an electric charging point, adds convenience for modern living.

Situated in close proximity to a scenic cycle track, residents can enjoy the benefits of an active lifestyle amidst the beautiful surroundings. The property's advantageous location also offers easy access to local amenities, as well as convenient routes to the M4, Swansea and the picturesque Gower Peninsula, making it an ideal abode for those seeking a harmonious blend of comfort, convenience, and natural beauty.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door to hall.

Hall

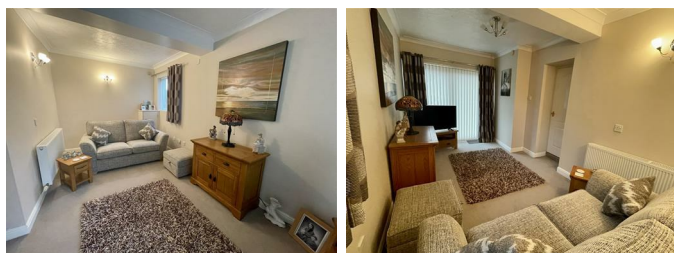


Staircase to the first floor, coved ceiling, radiator.

WC

Fitted with low level w/c and wash hand basin. Frosted double glazed window to the front, radiator.

Sitting Room 17'9" x 9'11" (5.42m x 3.03m)



Double glazed sliding patio doors to the front, double glazed window to the side, coved ceiling, radiator.

Lounge 16'2" x 12'0" (4.92m x 3.65m)



Double glazed box window to the front, double doors to the dining room, gas fire with stone hearth and wooden surround, coved ceiling, two radiators.

Dining Room 8'4" x 12'0" (2.53m x 3.65m)

Double glazed French doors leading to the rear garden, coved ceiling, radiator.

Kitchen/Breakfast Room 11'1" x 16'4" (3.39m x 4.98m)



A well appointed kitchen fitted with a range of grey shaker style wall and base units with worktop over, breakfast bar, inset one and half bowl sink with mixer tap and drainer, tiled splashbacks. Integrated dishwasher and washing machine. Built in electric double oven and four burner gas hob with chimney style extractor hood. Two double glazed windows overlooking the garden, half glazed uPVC door to the side, tiled flooring, coved ceiling, radiator.

First floor

Landing

Loft access via a pull down ladder to a boarded loft, cupboard housing hot water tank.

Master Bedroom 13'11" x 9'11" (4.24m x 3.03m)



Double glazed window to the front, fitted double wardrobe, coved ceiling, radiator.

En-suite Shower Room



Fitted with a large shower cubicle, low level w/c and wash hand basin. Frosted double glazed window to the rear, part tiled walls, coved ceiling, radiator.

Bedroom 2 12'3" x 8'8" (3.74m x 2.63m)



Double glazed window to the front, fitted double wardrobe, coved ceiling, radiator.

Bedroom 3 10'3" x 10'10" (3.12m x 3.29m)



Double glazed window to the rear, fitted double wardrobe, coved ceiling, radiator.

Bedroom 4 9'4" x 8'5" (2.84m x 2.56m)



Double glazed window to the front, coved ceiling, radiator.

Family Bathroom



Fitted with a white three piece suite comprising; panelled bath with hand held shower attachment, low level w/c and wash hand basin. Frosted double glazed window to the rear, part tiled walls, coved ceiling, radiator.

External

Front



Parking for two cars, electric charging pont.

Rear Garden



A low maintenance west-facing garden with gravelled and patio areas.

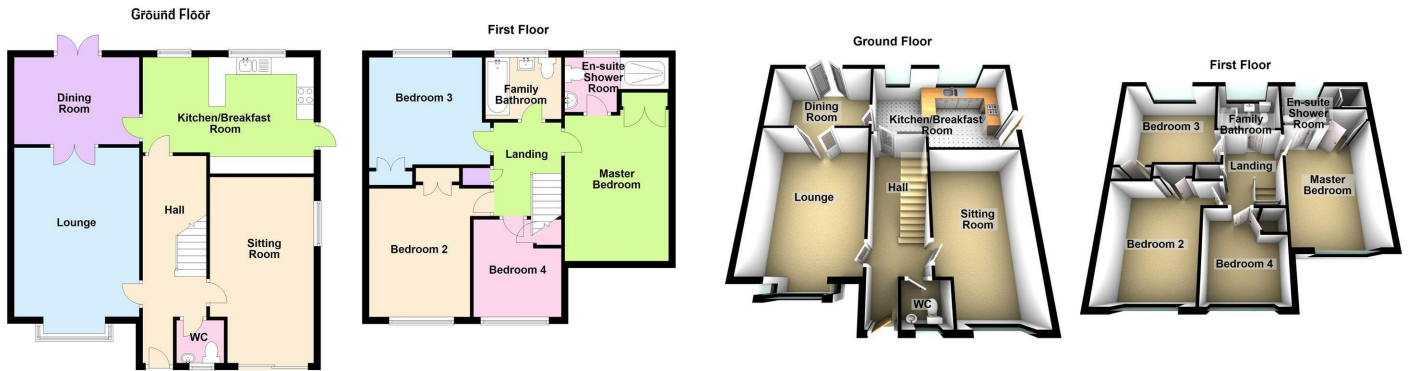
Tenure

Freehold

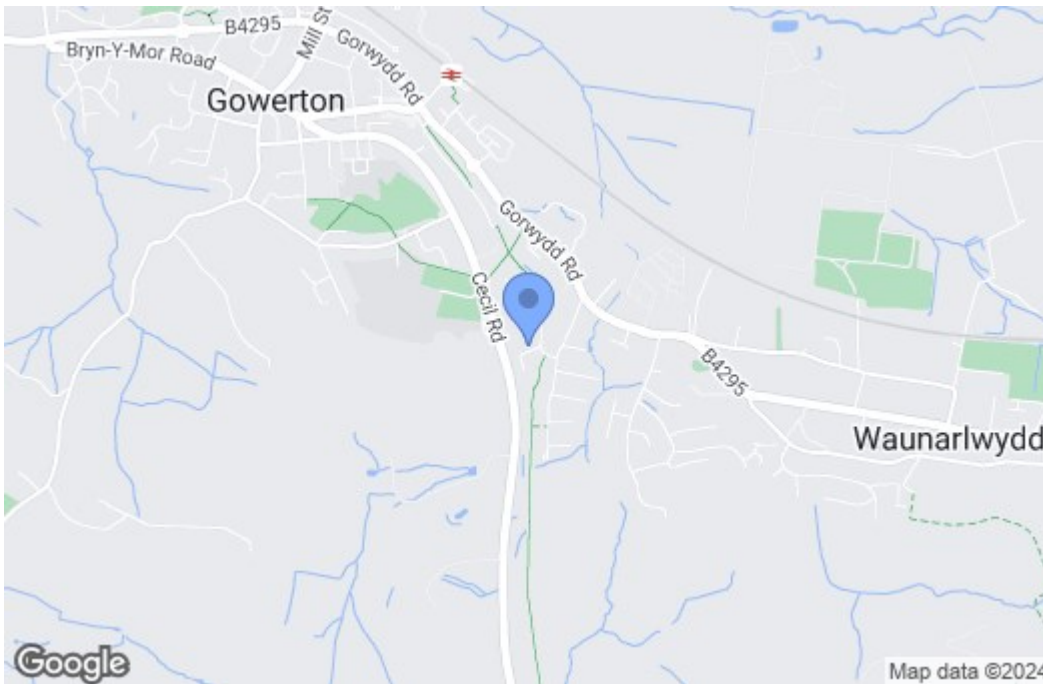
Council Tax Band: F

Annual Price: £2,575 (min)

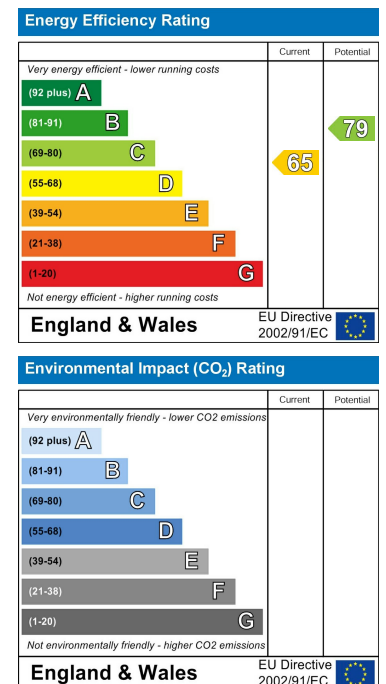
Floor Plan



Area Map



Energy Efficiency Graph



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