

2a Heol Y Gwartheg, Gowerton, Swansea, SA4 3GN

Offers Over £200,000

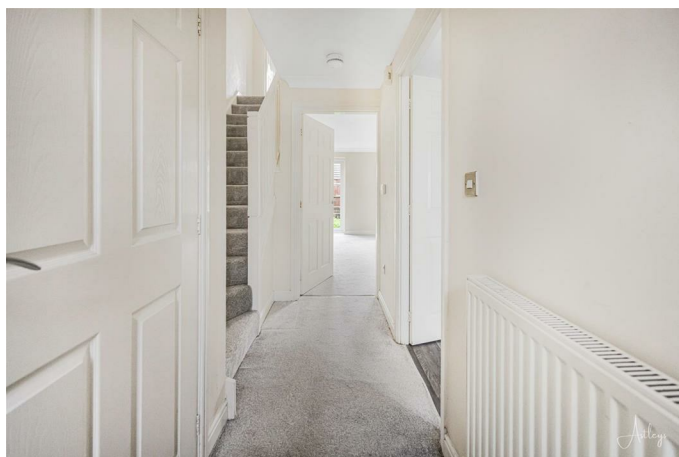
Offered for sale with No Chain, this property presents a fantastic opportunity to own a semi detached home in a sought-after location. Located in the Heol Y Gwartheg, Gowerton, this detached home. boasting a spacious lounge, three bedrooms, ground floor WC, en-suite and family bathroom. This property offers a comfortable living environment spread across 818 sq ft. Situated in a popular development, this home provides easy access to local amenities, stunning north Gower beaches, the convenient M4 motorway, and out-of-town shopping centres. The property is a perfect blend of tranquillity and accessibility.

Upon entering, you are greeted by an inviting entrance hall leading to a WC, kitchen/breakfast room, and a spacious lounge. The lounge features doors that open onto the garden, seamlessly blending indoor and outdoor living. Upstairs, you will find three bedrooms, including a master bedroom with an ensuite shower room. A family bathroom completes the upper level, ensuring convenience for all residents. Outside, the property boasts an enclosed rear garden, perfect for enjoying the outdoors in privacy. Additionally, there is a front driveway and a garage, providing parking space for two vehicles.

The Accommodation Comprises

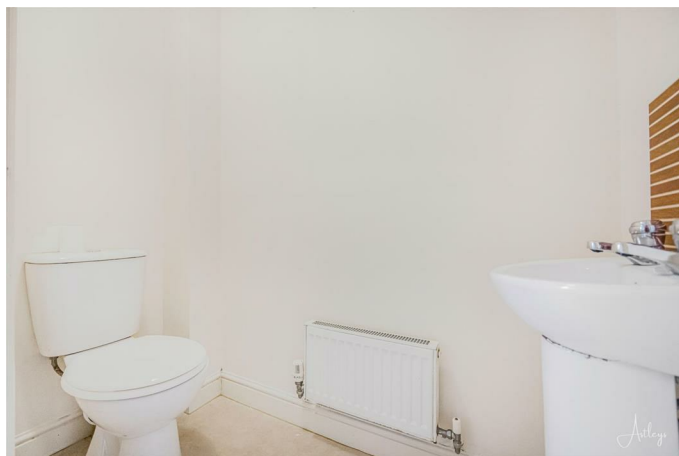
Ground Floor

Hall



Entered via door to front, radiator, staircase to first floor.

WC



Two piece suite wash hand basin and WC, extractor fan, radiator.

Kitchen/Breakfast Room 11'3" x 8'10" (3.42m x 2.69m)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, cupboard housing the boiler, space for fridge/freezer, dishwasher and washing machine, built-in electric oven and four ring gas hob with extractor hood over, double glazed window to front, radiator.

Lounge 14'9" x 15'7" (4.49m x 4.76m)



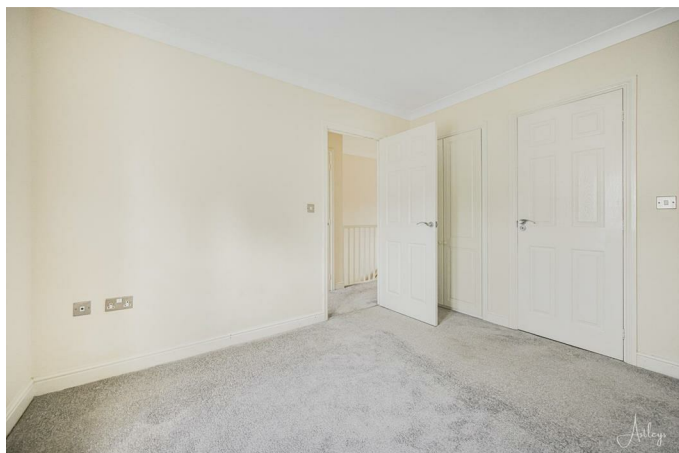
Double glazed window to rear, wall mounted electric fire, under-stairs storage cupboard, two radiators, double glazed door leading to the rear garden.

First Floor

Landing

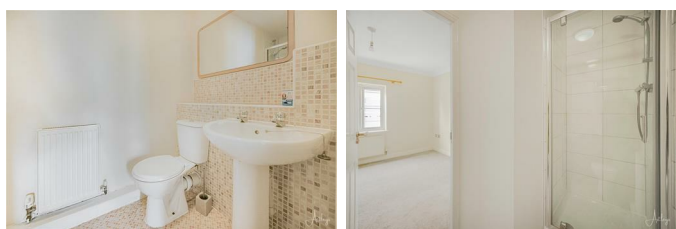
Storage cupboard, access to loft.

Bedroom 1 11'1" x 9'2" (3.37m x 2.80m)



Double glazed window to front, built-in wardrobes, radiator.

En-suite



Fitted with three suite comprising wash hand basin, tiled shower cubicle and WC. Tiled splashbacks, extractor fan, radiator.

Bedroom 2 10'4" x 8'10" (3.15m x 2.69m)



Double glazed window to rear, radiator.

Bedroom 3 7'1" x 7'3" (2.16m x 2.21m)



Double glazed window to rear, radiator.

Bathroom



Three piece suite with bath, wash hand basin and WC. Tiled splashbacks, extractor fan, heated towel rail, frosted double glazed window to front.

External



To the front of the property is a driveway leading to the garage and side access that leads you to the rear.

The rear garden is enclosed and laid to lawn.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter.

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 51 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky

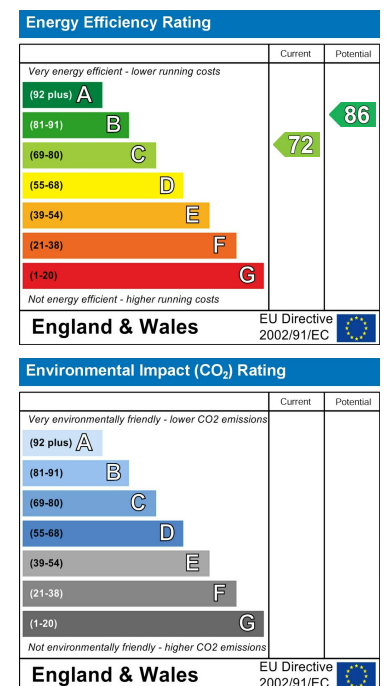
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation 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.