



## 1 Coed Gurnos, Gowerton, Swansea, SA4 3ES

**£650,000**

Nestled in serene surroundings on half an acre of land, this charming detached family home offers a rare opportunity to own a piece of paradise within a small development of executive properties. Spanning 2,066.67 square feet, the residence provides a tranquil retreat for those seeking a peaceful lifestyle. The ground floor features a spacious and welcoming hallway with a WC, four reception rooms and a kitchen/breakfast room. On the first floor, you'll find four generously sized bedrooms, including two with en-suite facilities, and a family bathroom, ensuring ample space for comfortable living. Externally, the property is accessed via electric gates and includes a blocked paved driveway with ample off road parking and a double garage with a utility area at the rear. The front garden is beautifully landscaped with mature shrubs and trees, while the lawned gardens extend around the property from the side to the rear. The rear garden is a private haven, showcasing mature trees, a paved patio terrace accessible from the lounge and kitchen, a decking area, and a summer house. Viewing is essential to fully appreciate the charm and tranquillity of this exceptional home.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



The entrance hall is a spacious and welcoming area, entered through a door with a double glazed window. The hall features sleek tiled flooring, radiator and a staircase to the first floor creates an elegant focal point, enhancing the sense of space and flow within the home.

#### WC



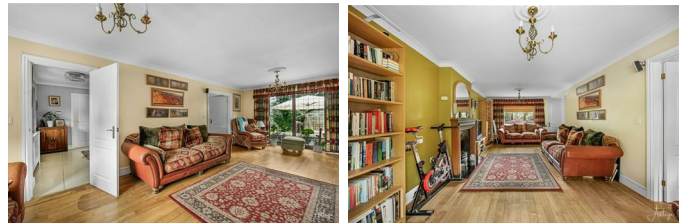
Two piece suite comprising a wash hand basin and WC. Part tiled walls, tiled flooring, radiator.

#### Lounge 25'9" x 11'5" (7.84m x 3.48m)



The spacious lounge is bright and inviting, featuring a double glazed window to the front and a double glazed patio door that opens directly onto the patio, seamlessly blending indoor and outdoor living. A gas fire set in an elegant surround serves as a cosy focal point, complemented by two radiators. The room is finished with stylish oak strip with inlay flooring, coving to the ceiling, and decorative ceiling roses, adding a touch of classic charm to this comfortable living space.

#### Another Aspect Of The Lounge



### Dining Room 9'1" x 11'3" (2.77m x 3.42m)



The formal dining room, accessible from both the hall and lounge, is a versatile space perfect for hosting family meals or dinner parties. It features a double glazed window to the rear, oak strip with inlay flooring, coving to the ceiling and a radiator.

### Kitchen/Breakfast Room 11'7" x 24'2" (3.54m x 7.36m)



The kitchen is fitted with a range of wall and base units, offering ample worktop space and a 1½ bowl sink with tiled splashbacks, perfectly positioned to enjoy views over the garden. It features built-in appliances, including a fridge, washing machine and dishwasher and space for a fridge/freezer. Cooking is made easy with a built-in electric double oven and a four ring induction hob with an extractor hood above. Natural light floods the space through two windows to the rear, while tiled flooring, coving to the ceiling and

ceiling spotlights add a touch of style. The kitchen also offers convenient access to the rear garden through a door, with an additional door leading to the sitting room.

### Another Aspect Of The Kitchen/Breakfast Room



### Sitting Room 13'9" x 15'7" (4.20m x 4.76m)



The sitting room, conveniently positioned off the kitchen/breakfast room, features a double glazed window to the front, providing ample natural light. It boasts a cosy gas fire set within a feature fireplace, creating a warm and inviting atmosphere and is elegantly finished with coving to the ceiling and radiator. The room also provides access to the study through connecting doors, making it a versatile space for relaxation or work.

### Study 9'1" x 7'11" (2.78m x 2.42m)



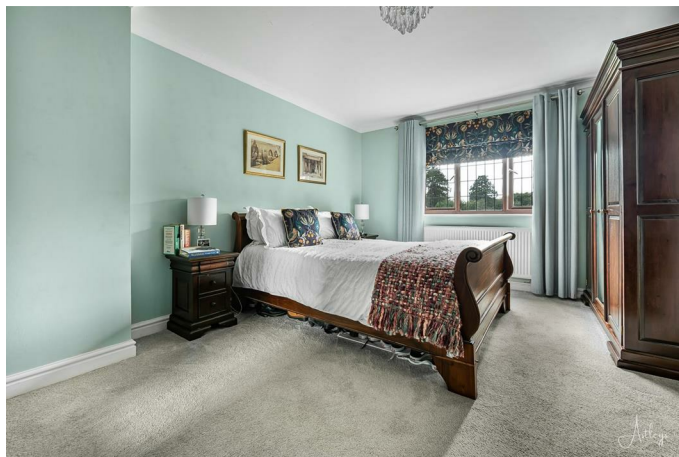
Double glazed window to rear, coving to ceiling, radiator.

### First Floor

#### Landing

Double storage cupboard, radiator, access to loft with a drop out ladder.

### Master Bedroom 14'8" x 11'8" (4.48m x 3.55m)



The master bedroom features a double glazed window to the front. It includes a radiator and a door leading to the en-suite, adding a touch of convenience and privacy to this comfortable retreat.

### Another Aspect Of The Master Bedroom



### En-suite



The en-suite off the master bedroom has a three piece suite, including a wash hand basin, tiled shower cubicle and a WC. The walls are fully tiled complemented by tiled flooring, heated towel rail, double glazed window to the front.

### Bedroom 2 10'9" x 8'1" (3.27m x 2.47m)



A comfortable and well appointed space featuring a double glazed window to the rear, over looking the garden. Laminate flooring, built-in wardrobe, radiator and door to the en-suite.

### En-suite



The en-suite is fitted with a three piece suite, including a tiled shower cubicle, wash hand basin, and WC. The walls are fully tiled, tiled flooring, heated towel rail, frosted double glazed window to the rear.

### Bedroom 3 8'11" x 11'7" (2.71m x 3.54m)



Double glazed window to front, built-in wardrobe, laminated flooring, radiator.

### Bedroom 4 10'1" x 8'1" (3.07m x 2.47m)



Double glazed window to rear, laminate flooring, coving to ceiling, radiator.

### Bathroom



The family bathroom has a three piece suite, including a bath, wash hand basin, and WC. It features fully tiled walls and tiled flooring, heated towel rail, frosted double glazed window to the rear.

### Lower Ground Floor

#### Utility 7'11" x 12'6" (2.42m x 3.81m)

The utility area, located off the garage is a practical space designed for convenience. It includes plumbing for a washing machine and space for a tumble dryer. Two windows to the rear, door to the garden, radiator, tiled flooring and a cupboard housing the boiler.

### Garage

Up and over doors with power and lighting.

### External

Externally, the property is accessed through electric gates, leading to a block paved driveway that offers ample off road parking and a double garage with a convenient utility area at the rear.

Steps and a pathway guide you to the front door, bordered by a charming garden filled with mature shrubs and trees. Lawned gardens wrap around the property from the side to the rear, creating a seamless connection between outdoor spaces.

The rear garden is a private oasis, featuring mature trees that provide natural shade and a tranquil atmosphere. A paved patio terrace, accessible from both the lounge and kitchen, is perfect for al fresco dining, while a separate decking area and a summer house offer additional spaces for relaxation and entertaining.

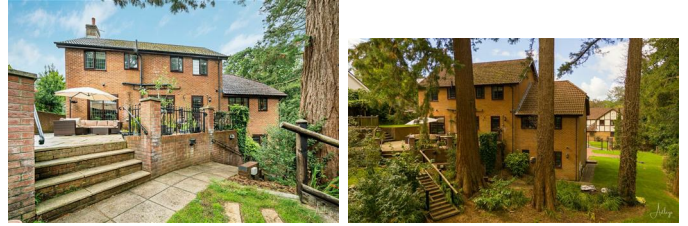
### Front Aspect



### Rear Aspect



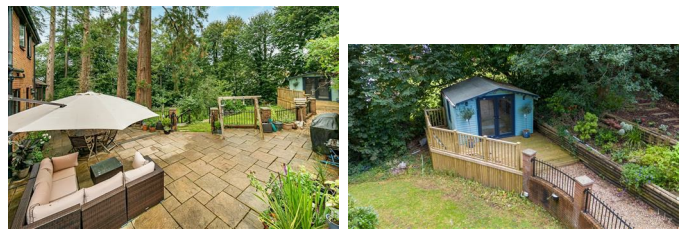
### Rear Aspect



### Rear Aspect



### Rear Aspect



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - G

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

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 16 Mbps Superfast 95 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

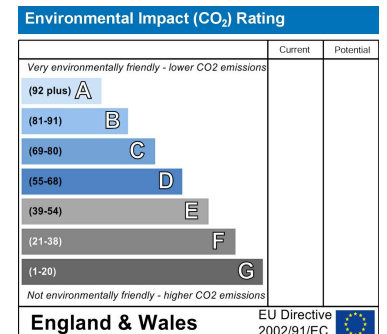
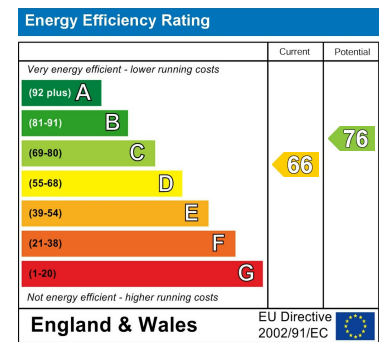
## Floor Plan



## Area Map



## Energy Efficiency Graph



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