



## 8 Woodlands, Gowerton, Swansea, SA4 3DP

**£440,000**

We are pleased to present this beautiful four bedroom detached family home, in the desirable area of Woodlands, Gowerton. This property offers a generous living space of 1,722 square feet, making it an ideal choice for families seeking comfort and convenience. The home features three reception rooms and a kitchen/breakfast room. Additionally, the ground floor includes a convenient WC, enhancing the functionality of the living space. Upstairs, you will find four bedrooms and the master bedroom benefits from an en-suite shower room, while a family bathroom serves the other bedrooms, catering to the needs of a busy household. Externally, the property is equally impressive. A charming front courtyard welcomes you with a brick driveway leads to a garage. The rear garden is a true highlight, featuring a well-kept lawn, a patio area for outdoor dining, and mature shrubs that add to the overall appeal of the space. Situated close to local schools, shops, and cafes, this home is perfectly positioned for family life. Excellent transport links, including easy access to the M4 and Gowerton Railway Station, make commuting to Swansea City Centre and Llanelli a breeze. This property is in a sought-after location, and we highly recommend viewing to fully appreciate all it has to offer.

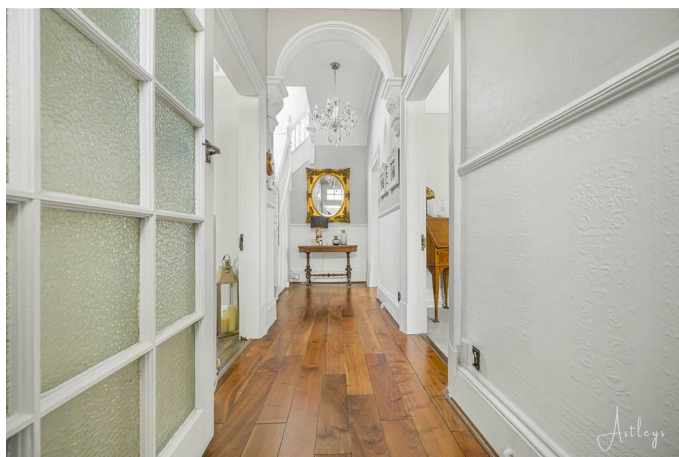
## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via front door, tiled flooring.

#### Hall



A spacious and inviting entrance hall featuring a staircase leading to the first floor, with solid walnut flooring and a radiator.

#### Sitting Room 16'11" x 13'5" (5.16m x 4.08m)



A comfortable living space featuring a double glazed bay window to the front, allowing for plenty of natural light. The room boasts an electric fireplace with surround, a classic dado rail, fitted carpet and a radiator.

#### Living Room 13'1" x 13'1" (3.98m x 3.98m)



Double glazed bay window to front, dado rail, solid walnut flooring, radiator.

#### Dining Room 12'0" x 13'5" (3.66m x 4.08m)



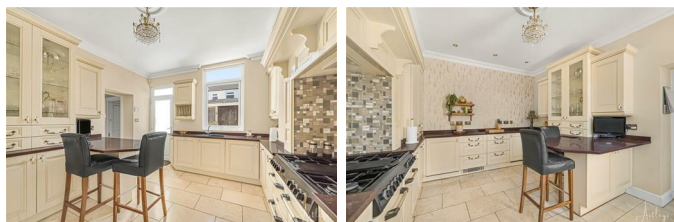
The dining room is a bright and inviting space, featuring two double glazed windows to the side with solid walnut flooring, radiator and a door providing direct access to the kitchen/breakfast room.

### Kitchen/Breakfast Room 11'10" x 14'8" (3.61m x 4.48m)



A well appointed kitchen fitted with a matching range of base and eye level units, complemented by generous worktop space. Features include a 1+1/2 bowl sink, integrated fridge/freezer, plumbing for both a washing machine and dishwasher with space for a range style cooker. Tiled flooring, double glazed window to the side brings in natural light and a door takes you out to the garden.

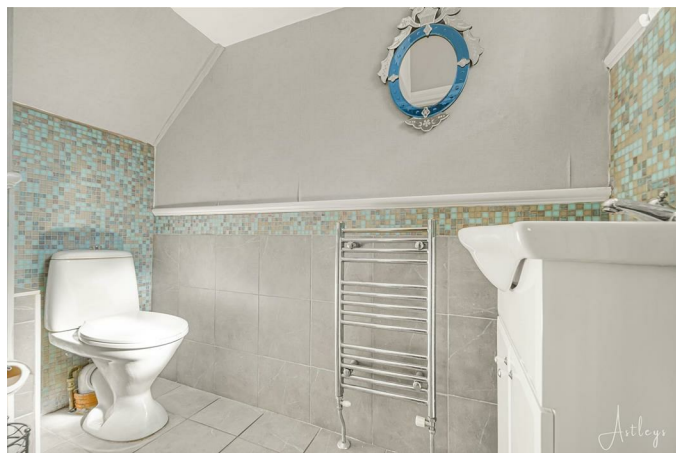
#### Another Aspect Of The Kitchen



#### Inner Hallway

Storage cupboard, tiled flooring.

### WC



Fitted two piece suite comprising, wash hand basin and WC. Frosted double glazed window to rear, tiled flooring, heated towel rail.

#### First Floor

#### Landing



Double glazed window to side with stained glass, fitted carpet, Storage cupboard with double glazed window to rear.

**Master Bedroom 13'1" x 17'11" (3.98m x 5.45m)**



Double glazed window to front, fitted wardrobes, laminate flooring, radiator, door leading into the en-suite shower room.

**En-Suite Shower Room**



Fitted two piece suite comprising shower cubicle, wash hand basin, tiled walls and floor.

**Bedroom 2 13'11" x 15'4" (4.24m x 4.68m)**



Double glazed window to side, fitted wardrobes, laminate flooring, radiator.

**Bedroom 3 13'1" x 13'2" (3.98m x 4.02m)**



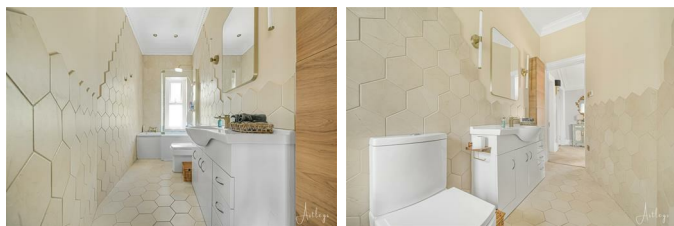
Double glazed window to front, fitted carpet, radiator.

#### Bedroom 4 8'11" x 12'3" (2.71m x 3.73m)



Double glazed window to side, laminate flooring, radiator.

#### Bathroom



A modern bathroom fitted with a three piece suite comprising a bath with shower over, wash hand basin, and WC. Features include a frosted double glazed window to the side, part tiled walls and tiled flooring.

#### External



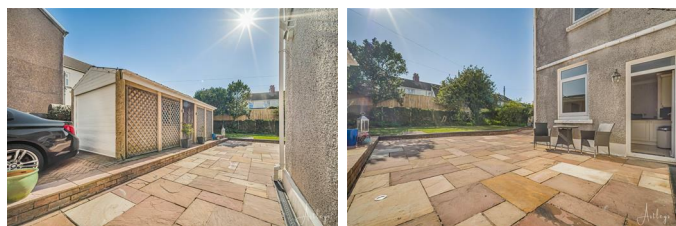
To the front of the property is a courtyard, with a generously sized brick driveway to the side providing access to a garage.

To the rear of the property lies a well maintained garden featuring a spacious patio area, a neatly kept lawn and a variety of mature shrubs, offering a private and relaxing outdoor space.

#### Rear Garden



#### Another Aspect Of The Rear Garden



## Aerial Images



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## Agents Notes

Freehold

Council Band - E

Services - Mains electric. Mains sewerage. Mains Gas.

Mains Water.

Mobile Coverage - EE Vodafone Three o2

Broadband -Basic 18 Mbps Superfast 80 Mbps Ultrafast

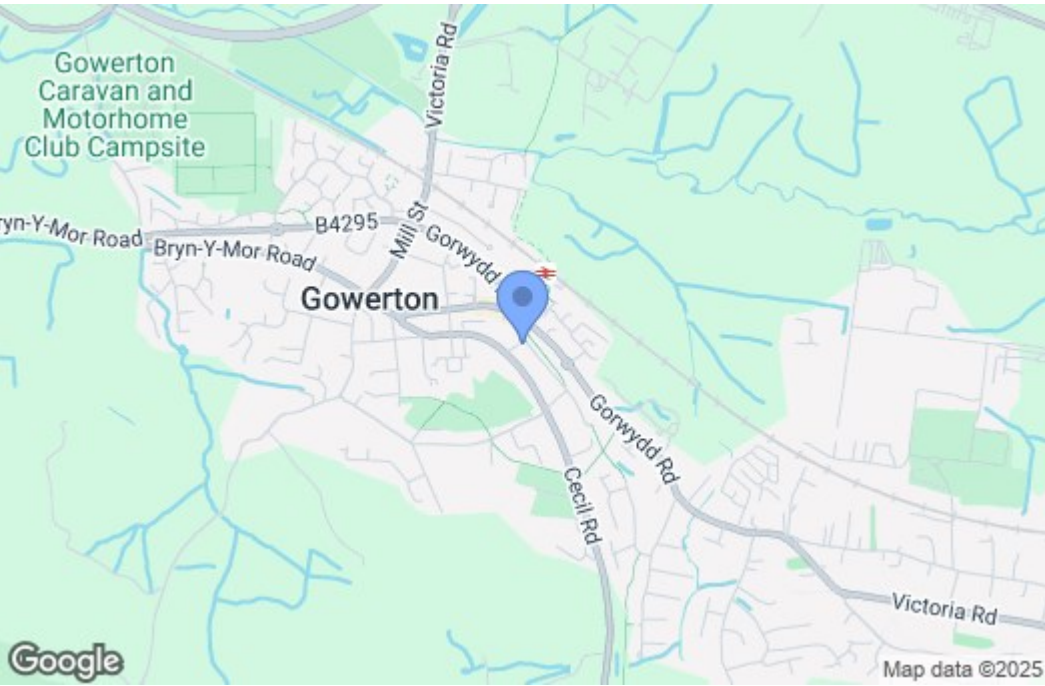
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

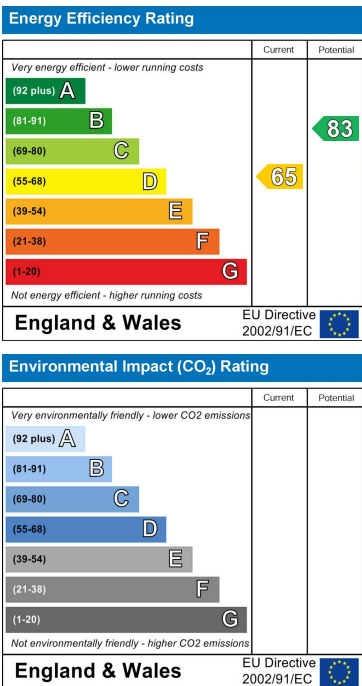
Floor Plan



Area Map



Energy Efficiency Graph



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