



18 Talbot Street, Gowerton, Swansea, SA4 3DB

Offers In The Region Of £375,000

This impressive detached house offers a remarkable living experience for families seeking both space and convenience. Spanning an expansive 2,067 square feet, the property boasts three reception rooms, four well appointed bedrooms, and two bathrooms, making it an ideal choice for those who value comfort and functionality. As you enter, you are greeted by a bright and airy atmosphere, enhanced by the high ceilings that flow throughout the home. The ground floor features a welcoming lounge, a cosy sitting room and a spacious kitchen complete with a separate utility room, perfect for managing daily tasks. The dining room provides an excellent space for family gatherings and entertaining guests. Venturing to the first floor, you will discover three generously sized bedrooms, complemented by a family bathroom and a separate shower room, ensuring ample facilities for the household. The top floor reveals the master suite with a dressing room and en suite shower room, offering a private sanctuary for guests or family members. This property is ideally situated just a short distance from well-regarded schools, traditional pubs, and a variety of sporting facilities, making it a prime location for families. The vibrant community of Gowerton provides a perfect blend of convenience and lifestyle appeal, ensuring that everything you need is within easy reach. In summary, this spacious detached home is a wonderful opportunity for growing families looking to settle in a lively and well-connected area.

With its generous living spaces and excellent location, it promises a comfortable and enjoyable living experience.

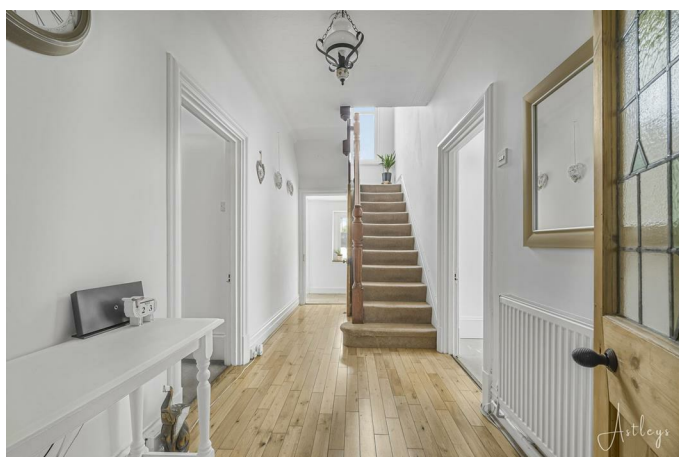
The Accommodation Comprises

Ground floor

Entrance Hall

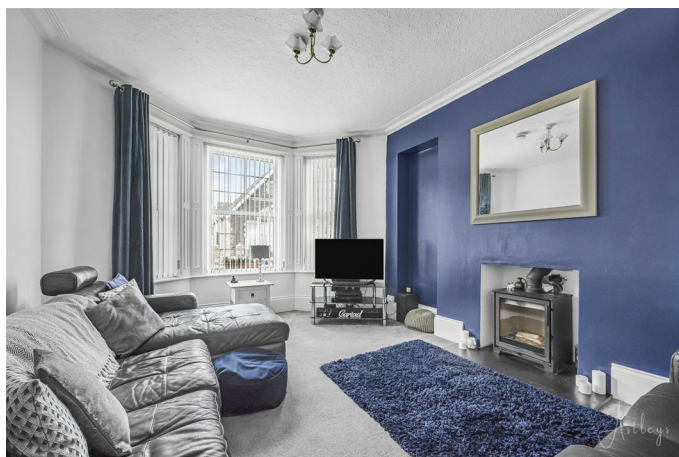
Entered via door to front, coving to ceiling.

Hallway



Stair case leading to first floor, coving to ceiling, wooden flooring, radiator.

Lounge 13'7" x 12'9" (4.14m x 3.88m)



The lounge features a double glazed bay window to the front, allowing plenty of natural light to brighten the space. A charming log burner set within the fireplace adds warmth and character, creating a cosy focal point. Additional features include coving to the ceiling, a fitted carpet and a radiator.

Sitting Room 15'1" x 12'0" (4.60m x 3.67m)



The current vendor uses this versatile sitting room as a games room. It benefits from double glazed windows to both the side and front, allowing for ample natural light. A gas fire set within a decorative fire surround provides a cosy focal point, while coving to the ceiling adds a subtle touch of character. The room also has a radiator.

Kitchen 10'6" x 11'4" (3.20m x 3.45m)



The kitchen is fitted with a matching range of wall and base units with worktop space over, complemented by a central island featuring a 1½ bowl stainless steel sink. Additional features include space for a fridge/freezer, a built-in electric oven and a four-ring gas hob with an extractor hood above. The room is finished with laminate flooring, coving to the ceiling and a radiator, while double glazed double doors

provide access to the garden and allow natural light to flow in.

Utility Room 6'0" x 5'1" (1.82m x 1.54m)

Leading off the kitchen, the utility area offers space for a washing machine and tumble dryer. It features a frosted double glazed window to the side for natural light and privacy, and houses the wall-mounted boiler.

Dining Room 9'4" x 12'0" (2.84m x 3.67m)

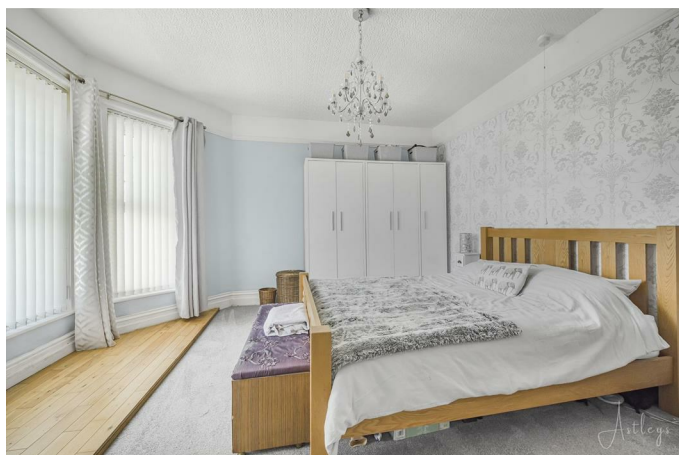
The dining room features laminate flooring, radiator and a double glazed window to the rear, allowing for plenty of natural light. A double glazed door provides direct access to the rear garden, making it an ideal space for both everyday dining and entertaining.

First Floor

Landing

Frosted double glazed window to rear, fitted carpet, radiator.

Bedroom 1 9'11" x 15'0" (3.03m x 4.57m)



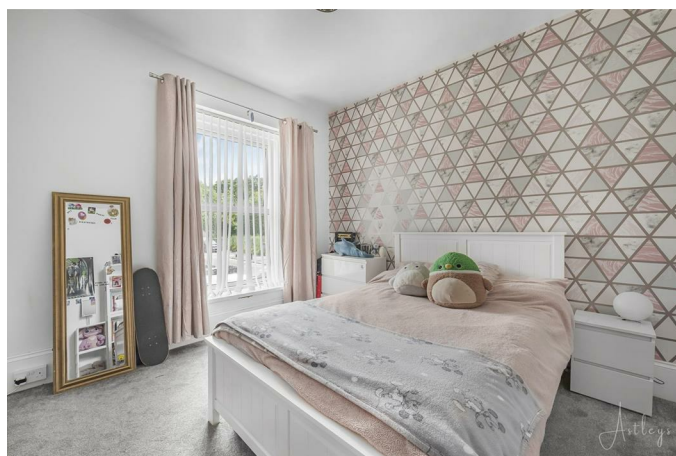
Double glazed bay window to front, fitted carpet, picture rail, radiator.

Bedroom 2 11'2" x 15'6" (3.40m x 4.73m)



Two double glazed windows to front, fitted carpet, radiator.

Bedroom 3 11'9" x 11'10" (3.59m x 3.60m)



Double glazed window to rear, fitted carpet, radiator.

Family Bathroom

The family bathroom is fitted with a suite comprising a bath, wash hand basin, and WC. Tiled walls, vinyl flooring, radiator and a frosted double glazed window to the rear. A door leads to an additional area featuring a shower cubicle, and has a frosted double glazed window to the side, tiled walls, vinyl flooring and a radiator.

Second Floor

Bedroom 4 11'2" x 22'7" (3.41m x 6.88m)



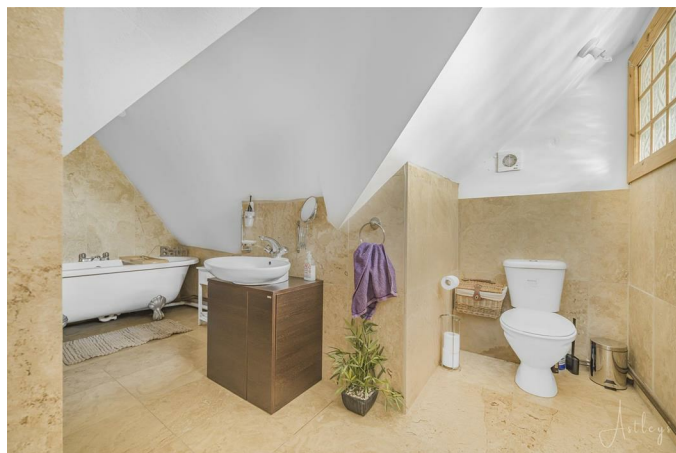
The master bedroom is located on the second floor and offers a spacious and private retreat. It features a skylight that allows natural light to flood the room, fitted carpet and two radiators, and access to eaves storage. A door leads to a separate dressing room and an en-suite bathroom, enhancing both convenience and luxury.

Dressing Room/Bedroom 5 11'2" x 7'11" (3.41m x 2.41m)



Currently used by the vendor as a bedroom, this versatile space could equally serve as a dressing room adjoining the master bedroom. It includes a skylight providing natural light, fitted carpet for comfort and a radiator.

En-suite



En-suite accessed from the master bedroom, the en-suite is fitted with a three piece suite comprising a bath, wash hand basin, and WC. Finished with tiled walls and flooring, and includes a radiator.

External



To the front the property boasts an enclosed garden, complete with convenient side access to the rear.

The generously sized rear garden offers plenty of outdoor space and features two access gates that open directly onto a private driveway which is perfect for secure off-street parking.

Rear Garden



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

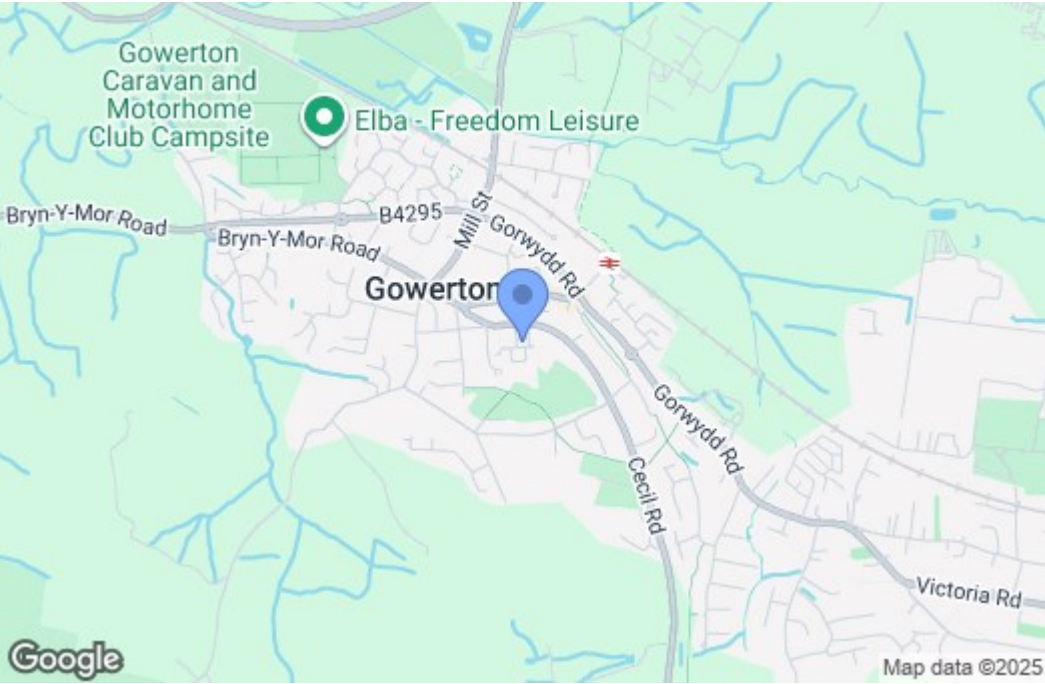
Broadband - Basic 18 Mbps, Superfast 53 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

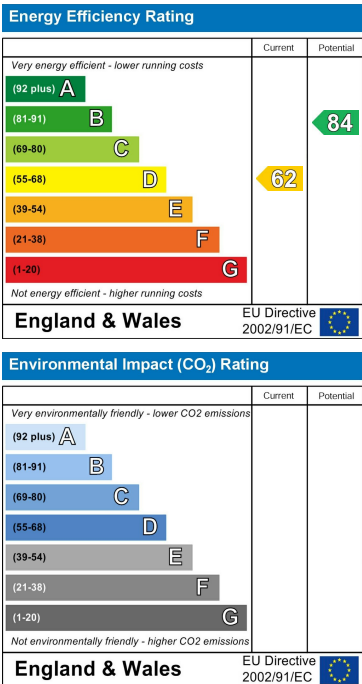
Floor Plan



Area Map



Energy Efficiency Graph



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