



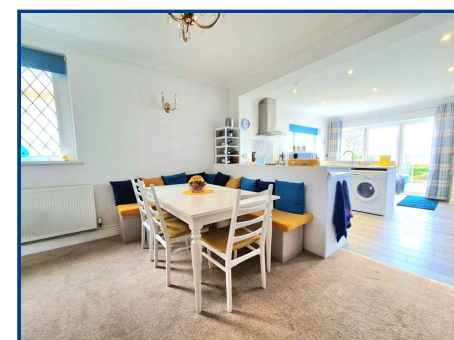
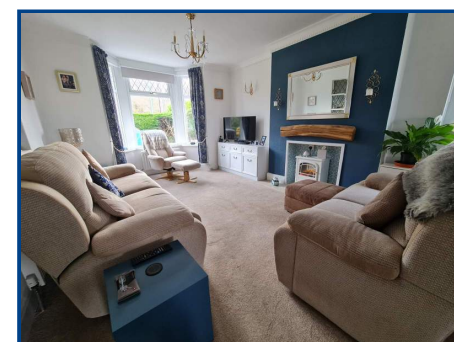
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Crofty Swansea City And County of Swansea

Price **£359,995**



- Well presented detached Bungalow
- Beautiful Estuary Views
- Two double bedrooms
- Modern open plan kitchen/dining/living room
- Modern 4-piece shower room
- Garden frontage and enclosed rear garden with Views
- Driveway providing ample parking
- Popular North Gower Location



Viewing: **01792 475 332** Website: **www.ctf-uk.com** Email: **swansea@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

A well presented detached bungalow enjoying beautiful estuary views directly to rear, situated within Crofty, North Gower, Swansea. The well appointed accommodation includes; two double bedrooms, entrance hallway, open plan kitchen/dining/living room and modern 4-piece bathroom. Externally the property benefits from a large garden frontage, enclosed rear garden which takes in the excellent views and a large gated driveway providing ample parking. The property is located close to schools and is a short drive away the Gower coastline with its award winning beaches.

EPC Rating: C

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Entrance Hall

Modern composite door to front, loft access, radiator door to lounge area.

Living/Dining Room (24' 1.37" x 16' 5.24" Max) or (7.35m x 5.01m Max)

Beautifully presented living space which includes; Upvc double glazed Bay window to front, feature fire place, Upvc double glazed window to side, two radiators, opens out to; purpose built dining/seating area and kitchen.

Kitchen/Sitting Room (13' 5.02" x 12' 8.76") or (4.09m x 3.88m)

Bright and airy living space which includes;

Kitchen area; Modern range of base and wall units with tiled splash backs, integrated full height 'larder' style fridge, electric oven, 5 ring stainless steel gas hob with extractor fan over, plumbing for washing machine, tiled flooring.

Beyond the kitchen is a lounge area perfect for relaxing and watching the beautiful sunsets over the Estuary and includes; larger full width double glazed Bi-fold doors opening out to the sun terrace, Upvc double glazed window to side, tiled flooring throughout, spotlighting, built in cupboard housing wall mounted gas combi central heating boiler, radiator.

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Bedroom 1 (17' 7.81" x 10' 11.5") or (5.38m x 3.34m)

Spacious and bright master bedroom with two Upvc double glazed windows allowing plenty of natural light into the room, includes radiator, the rear window enjoys beautiful views over the estuary.

Bathroom

Modern 4-piece bathroom suite which includes; Corner shower, roll top bath, pedestal wash hand basin, low level WC, heated towel rail, stylish vinyl flooring, extractor fan.

Bedroom 2 (10' 11.5" x 9' 10.5") or (3.34m x 3.01m)

Well presented with double glazed Bay window to front and radiator.

External

To front; enclosed double fronted garden area laid mainly to lawn, with blocked paved pathway to front gate and seating area, there is side access to rear either side of the property via block paved pathways.

To rear; nicely landscaped enclosed rear garden which includes, spacious paved sun terrace enjoying beautiful views all year round directly over the Estuary, small steps down to further garden area laid with decorative pebbles and lawn with raised flower bed borders. There is a large gated driveway providing ample parking for several cars and can accommodate a motor home. There is a large timber shed at the end of the driveway, providing extra external storage.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

Freehold

