



Nant Gors-Fawr, £380,000

- Great School Catchment Area and Close to M4
- 10 Year NHBC Warranty from 2023
- Off Road Parking for Three Cars
- EV Cable Ready and Electric Points Outside
- 2 Ensuites
- Newly Renovated Garden with Good Sized Porcelain Patio



 4  3  1



About the property

Nestled in a tranquil, up-and-coming area of Gowerton, this nearly-new 4-bedroom house offers a perfect blend of modern living and convenience. Its prime location boasts excellent access to M4 links and reputable schools, making it ideal for families and commuters alike.

Inside, you'll find a thoughtfully designed reception room, a convenient w.c., and a sleek, modern kitchen and dining area perfect for both everyday meals and entertaining. The four well-proportioned bedrooms include a master suite and second bedroom with en-suite bathrooms and a generously sized fitted wardrobes in every room, providing ample storage. The interior is immaculately presented, akin to a show home.

A standout feature of this property is the delightful newly refurbished garden, complete with porcelain patio area, backing onto serene woodland, creating a semi rural feel, a large shed is also in the garden, ideal for outside storage. Additionally, the property includes three parking spaces, ensuring convenience for residents and visitors and EV cable ready.



Accommodation

Kitchen

18' 11" x 10' max (5.77m x 3.05m max)

Lounge

16' 10" x 11' 1" (5.13m x 3.38m)

W.C

Bedroom 1

17' 7" max x 11' 1" (5.36m max x 3.38m)

Ensuite

Bedroom 2

13' 1" max x 11' 1" max (3.99m max x 3.38m max)

Ensuite

Bedroom 3

11' 9" max x 11' 11" (3.58m max x 3.63m)

Bedroom 4

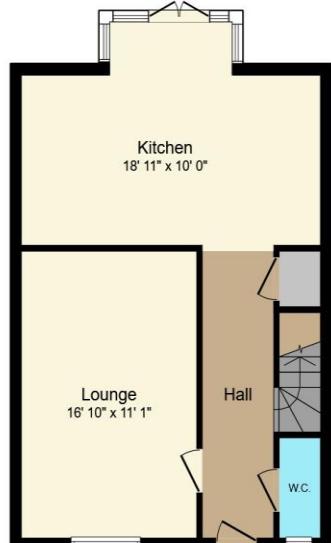
8' 1" max x 7' 7" max (2.46m max x 2.31m max)

Bathroom

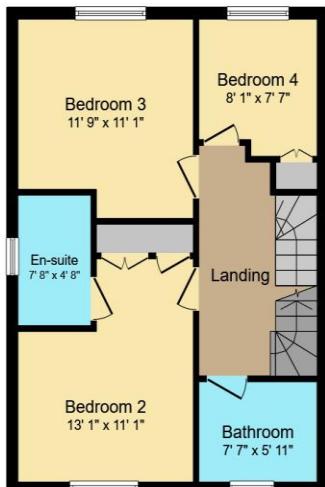
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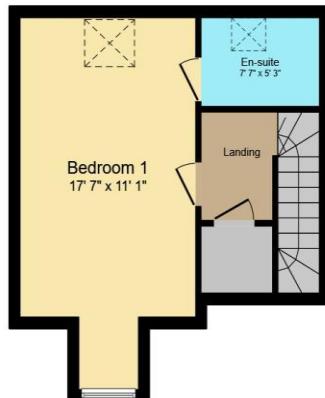
Floorplan



Ground Floor
Floor area 538 sq.ft.



First Floor
Floor area 514 sq.ft.



Second Floor
Floor area 337 sq.ft.

Total floor area: 1,389 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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