



25 Pant Y Dwr, Three Crosses, Swansea, SA4 3PG

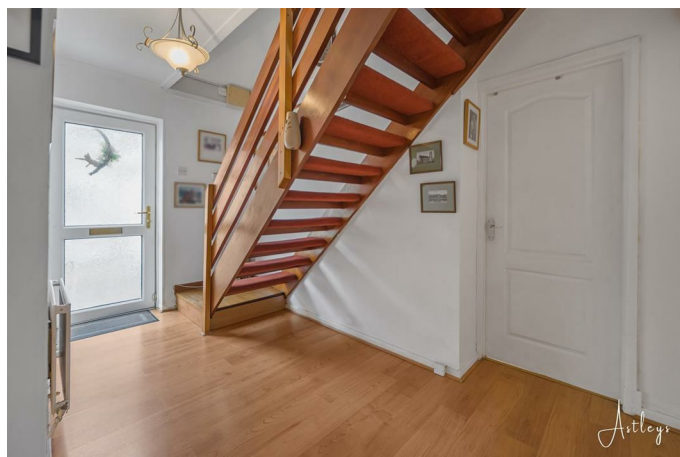
£365,000

Situated in the highly desirable village of Three Crosses, this delightful detached dormer bungalow offers spacious and versatile accommodation, beautifully combining comfort, practicality, and a peaceful village lifestyle. Extending to approximately 1,141 sq ft, the property welcomes you through an inviting entrance hallway leading to a generous living room. The well-appointed kitchen/breakfast room provides an ideal space for everyday dining, while the separate dining room offers a more formal setting for entertaining. A versatile additional reception room can be used as a third bedroom, home office, or second sitting room, and is complemented by a bright conservatory overlooking the garden. A family bathroom completes the ground floor accommodation. Upstairs, two well-proportioned bedrooms served by a convenient WC. Externally, the property enjoys attractive gardens to both front and rear. The front courtyard garden creates an appealing first impression, while the driveway provides off road parking and access to the garage. To the rear, a tranquil garden features a patio area for outdoor dining, a well-maintained lawn, and an abundance of mature trees and shrubs, creating a wonderful setting for relaxation and enjoyment throughout the seasons. Three Crosses is one of Gower's most popular villages, renowned for its strong sense of community and excellent local amenities. The property falls within the catchment area for the highly regarded Three Crosses Primary School and

The Accommodation Comprises

Ground Floor

Hallway 12'2" x 11'11" (3.70m x 3.64m)



Entrance door to front, this hall features a staircase leading to the first floor and is finished with laminate flooring and a radiator.

Living Room 17'8" x 11'11" (5.39m x 3.64m)



A double glazed window to the front a gas fire, creating a cosy focal point, along with laminate flooring and a radiator.



Kitchen/Breakfast Room 16'10" x 9'1" (5.13m x 2.76m)



Fitted with a range of matching of wall and base units with worktop space over, it features a 1+1/2 bowl sink, integrated fridge/freezer, washing machine and dishwasher, along with space for a gas cooker with an extractor hood above., tiled flooring, radiator double glazed windows to the front and side.



Dining Room 12'3" x 9'1" (3.73m x 2.76m)

Bedroom 3/ Sitting Room 8'10" x 11'11" (2.69m x 3.64m)



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



Laminate flooring, radiator, open plan to the conservatory.



Conservatory 9'11" x 10'1" (3.03m x 3.07m)



Double glazed windows to side and rear, laminate flooring, radiator.



Bathroom 4'9" x 9'1" (1.46m x 2.76m)



Fitted three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled flooring, heated towel rail, frosted double glazed window to side.



First Floor

Landing

Bedroom 1 11'7" x 15'4" (3.53m x 4.67m)



Double glazed window to side, fitted carpet, radiator.

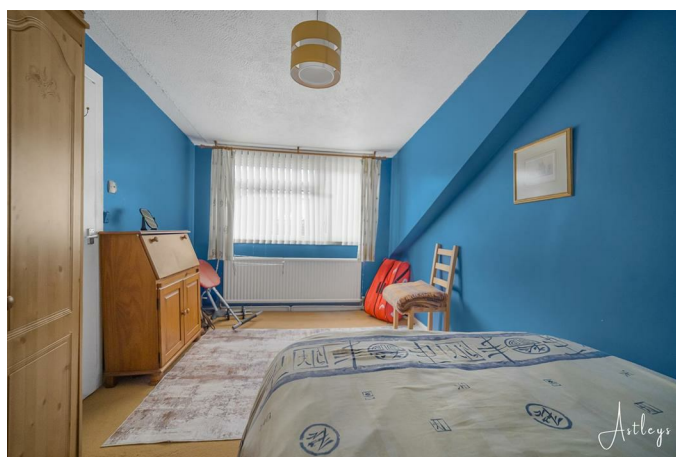
Bedroom 2 8'10" x 15'4" (2.69m x 4.67m)



Double glazed window to side, fitted carpet, radiator.



Storage 5'9" x 15'4" (1.76m x 4.67m)



WC 3'1" x 5'8" (0.93m x 1.73m)



Fitted with two piece suite wash hand basin and WC, vinyl flooring, skylight.

External



To the front of the property is a courtyard with a driveway to the side, providing off-road parking and leading to a garage.

To the rear, the property benefits from a pleasant outdoor space featuring a patio area and a lawn, complemented by trees and mature shrubs.

Rear Garden



Garage

Agents Note

Tenure _ Freehold

Council Tax Band - F

Parking - Driveway and Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 6 Mbps Superfast 80 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

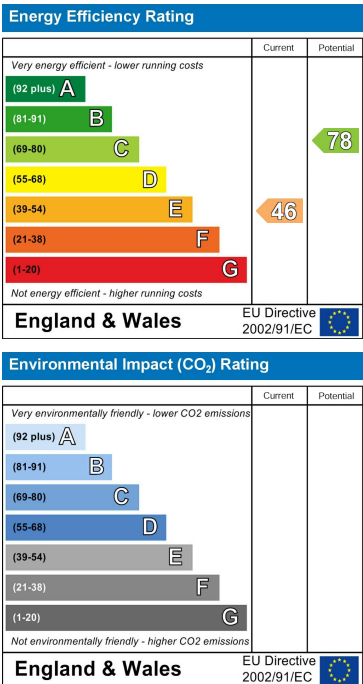
Floor Plan



Area Map



Energy Efficiency Graph



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