

## Nevills Close, Gowerton, Swansea, SA4 3BG

Offers In Region Of £275,000

 3  1  2



- Three Bedroom Semi-Detached Home
- Two Reception Rooms
- Substantial, Private Rear Garden with Hot Tub
- Ground Floor WC and Family Bathroom
- Close to Local Amenities with Easy Access to M4
- Quiet Cul-de-Sac Location
- Modern Kitchen/Diner
- Driveway and Converted Garage Bar
- Popular Gowerton Location
- Please Quote JH001 When Enquiring



# MELANIE ANDERSON

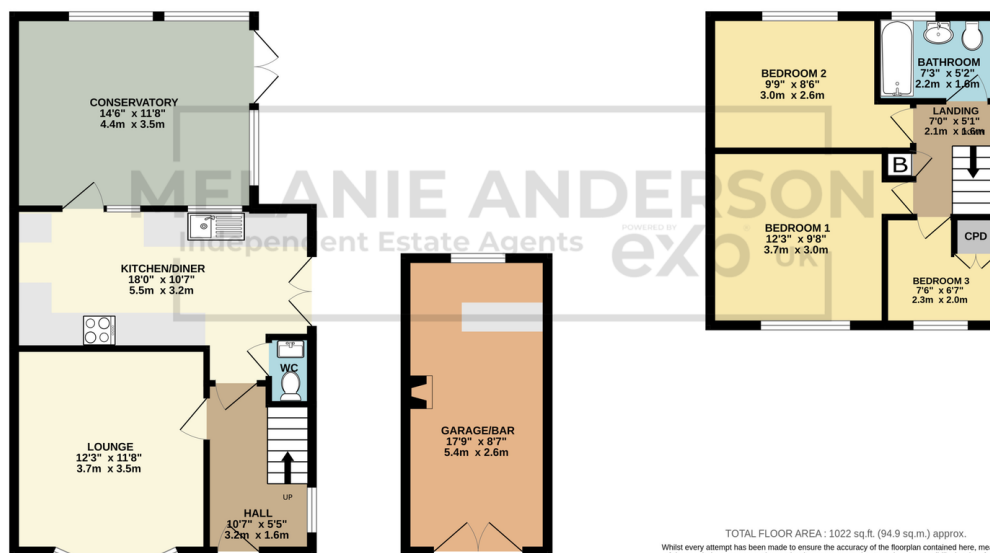
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GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Beautifully presented three bedroom semi-detached home located in a quiet cul-de-sac location in Gowerton. Briefly comprising of lounge, modern kitchen/diner, conservatory and WC on the ground floor; and three bedrooms and family bathroom on the first floor. Benefitting from a generous corner plot, driveway, hot tub and converted garage bar. Situated in a convenient location nearby Swansea City Centre, Fforestfach Retail Park and with easy access to the M4. Within popular school catchments. Ideal family home or downsize. Freehold. Viewing comes highly recommended.

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