



## Mount Street

### Offers Over £180,000

- Three Spacious Bedrooms
- Two Reception Rooms
- Sought After Location
- Within School Catchments
- Easy transport links & M4 access
- Close Proximity to Local Amenities
- Original Features
- Vacant Possession
- EPC Rating: E



3



2



1



## About the property

A charming three-bedroom home situated in the highly sought-after area of Gowerton, Swansea. This spacious property offers two inviting reception rooms, dining area and a well-sized family bathroom, providing a fantastic foundation for comfortable family living.

Externally, the home benefits from a low-maintenance courtyard garden and the addition of a garage, offering both convenience and valuable storage space.

While the property could benefit from modernisation, it presents an excellent opportunity for families looking to upsize and create their forever home in a desirable location close to local amenities, reputable schools, and transport links.



## Accommodation

### Ground Floor

#### Entrance Porch

#### Entrance Hall

#### Lounge

12' 9" Max x 10' 6" Max ( 3.89m Max x 3.20m Max )

#### Living Room

12' 3" Max x 12' 5" Max ( 3.73m Max x 3.78m Max )

#### Dining Room

12' 10" Max x 9' 8" Max ( 3.91m Max x 2.95m Max )

#### Kitchen

5' 8" x 8' 1" ( 1.73m x 2.46m )

#### Bathroom

#### W/C

### Outside W/C

### First Floor

#### Landing

#### Bedroom One

18' 5" Max x 11' 2" Max ( 5.61m Max x 3.40m Max )

#### Bedroom Two

12' 2" Max x 12' Max ( 3.71m Max x 3.66m Max )

#### Bedroom Three

12' 2" Max x 11' Max ( 3.71m Max x 3.35m Max )

01792 894422

gorseinon@peteralan.co.uk

## Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

