Howards Way,

offers over £250,000

- Detached House
- Three Bedrooms
- Ideal Location
- Easy Access to M4
- Electric Charging Point
- Garage
- Solar Panels
- Walking Distance to Shops
- EPC Ratina: B

3 1 1

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About the property

Found in the popular residential area of Howards Way, Gorseinon, this well-presented three bedroom detached house offers spacious and versatile accommodation ideal for families and professionals alike. Conveniently located close to local schools, shops, amenities and excellent road links, the property combines comfortable living with everyday practicality.

The accommodation briefly comprises a welcoming entrance hallway leading to a generous lounge, providing an ideal space for relaxation and entertaining. To the rear is a modern fitted kitchen/diner, offering ample storage, worktop space and room for family dining, with direct access to the garden. A ground floor cloakroom completes the downstairs layout.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom and two further bedrooms suitable for children, guests or home office use. The accommodation is completed by a family bathroom fitted with a modern suite

Externally, the property benefits from off-road parking and a detached or integral garage (if applicable), while to the rear is an enclosed private garden, ideal for outdoor dining, children’s play or low-maintenance enjoyment.

Further benefits include uPVC double glazing, gas central heating, and a sought-after detached position within a quiet residential development

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the

Accommodation

Ground Floor

Entrance Hall

Cloakroom

Lounge

15' 9" Max x 14' 7" Max (4.80m Max x 4.45m Max)

Kitchen

14' 7" Max x 8' 4" Max (4.45m Max x 2.54m Max)

Dining Room

7' 10" Max x 8' 4" Max (2.39m Max x 2.54m Max)

First Floor

Landing

Bedroom One

13' 5" x 8' 6" (4.09m x 2.59m)

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m)

Bedroom Three

10' 4" Max x 5' 9" Max (3.15m Max x 1.75m Max)

Shower Room

6' x 5' 5" (1.83m x 1.65m)

Garage

17' 6" x 8' 7" (5.33m x 2.62m)

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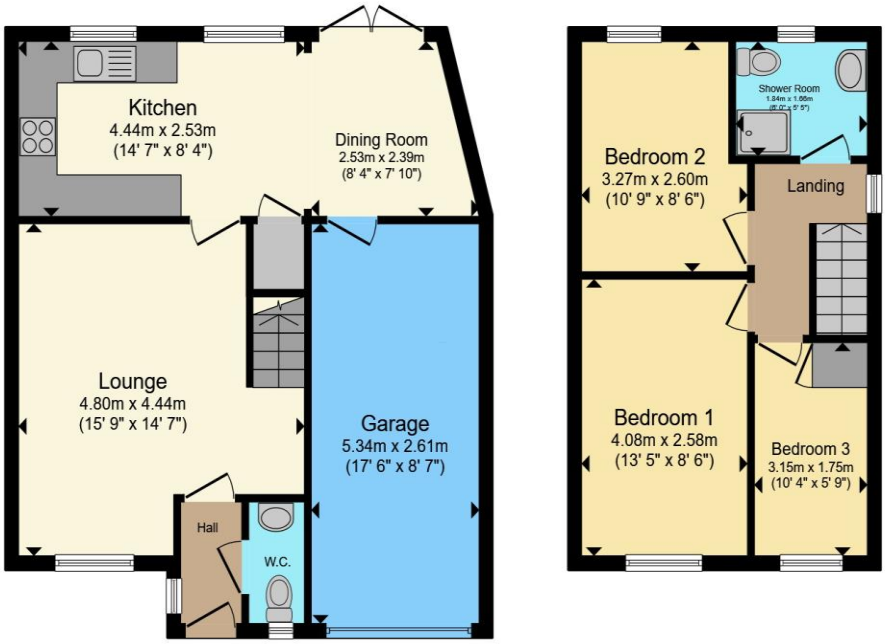
Floorplan



Ground Floor **First Floor**

Total floor area 89.8 m² (967 sq.ft.) approx

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