



Ffordd Beck, Gowerton, Swansea, SA4 3GE  
**£239,995**

We have the pleasure in offering for sale this beautifully presented, detached, four bedroom family home in the popular residential Elba estate in Gowerton, close to the new Tre-Gwyr Primary School, Elba sports complex, all the amenities of Gowerton village and a short drive from the Gower Peninsula. The accommodation briefly comprises; entrance hall, cloakroom, kitchen, dining room, sitting room and a lounge to the ground floor and four good size bedrooms and family bathroom to the first floor. The property also benefits from gas central heating, double glazing, an enclosed rear garden and a driveway providing off road parking for three vehicles. This is an ideal family home and early internal viewing comes highly recommended.

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## GROUND FLOOR

### Hallway

Double glazed door to front, double glazed window to side, radiator, stairs to first floor, laminated flooring, under-stairs storage space.

### Cloakroom

Two piece suite comprising low level w.c., wash hand basin, double glazed window to front, laminated flooring, radiator.

### Reception Room 5.35m max x 4.70m (17'7" max x 15'5")

Two patio doors to front, double glazed door to rear, gas feature fireplace in surround, built-in storage cupboards.

### Kitchen 3.28m x 2.39m (10'9" x 7'10")

Wall and base units, stainless steel sink and drainer with mixer tap, 4 ring gas hob and electric oven with extractor filter fan, space for fridge-freezer, integrated dishwasher, tiled flooring, double glazed window to front, double glazed door to side, radiator.

### Living Room 4.48m x 3.47m (14'8" x 11'5")

Patio doors to rear, two radiators, feature fireplace in surround, laminated flooring, opening to:

### Dining Room 3.45m x 2.47m (11'4" x 8'1")

Double glazed window to rear, radiator, laminated flooring.

## FIRST FLOOR

### Landing

Access to loft, storage cupboard.

### Bedroom 1 4.27m x 2.68m (14'0" x 8'10")

Double glazed window to front, radiator, built-in wardrobes and storage space.

### Bedroom 2 3.42m x 2.53m (11'3" x 8'4")

Two double glazed windows to front, radiator, laminated flooring, built-in wardrobes.

### Bedroom 3 3.68m x 2.57m max (12'1" x 8'5" max)

Double glazed window to rear, radiator.

### Bedroom 4 3.41m x 2.06m (11'2" x 6'9")

Double glazed window to rear, radiator.

### Family Bathroom 2.50m max x 2.17m (8'2" max x 7'1")

Three piece suite comprising bath with shower over, WC, pedestal wash-hand basin, double glazed window to side, radiator, half tiled walls, tiled flooring.

## EXTERNAL

Driveway providing off-road parking for three cars, side access to an enclosed rear garden mainly laid to lawn, with decked seating area and borders of mature trees, shrubs and bushes.

## DIRECTIONS

From our Killay Office proceed along Gower Road in the Duvant direction, on reaching the mini roundabout turn right onto Goetre Fawr Road and proceed down to Duvant Square. At the mini roundabout in Duvant Square turn right heading towards Gowerton, continue through Gowerton to the mini roundabout onto Sterry Road, turn left and at the traffic lights turn right onto Mill Street. Continue to the traffic lights and turn left, first turning right into Ffordd Beck and the property can be found immediately on the left hand side.

**TENURE:** Leasehold

**COUNCIL TAX:** E

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

