



10 Heol Y Gwartheg, Gowerton, Swansea, SA4 3GN
£179,950

Chain Free - Opportunity to acquire this modern well presented end of link town house which was built in 2007 and set within the very popular Drovers Point development in Gowerton. Situated close to many social facilities, including, shops, newly built primary school, Gowerton train station, access to the cycle track which leads down to Blackpill Lido, good road links to the out of town shopping parks in both Fforestfach and Trostre. The property comprises of at ground floor level: Entrance Hallway, open plan well fitted kitchen/dining/day room with French doors leading out to the rear enclosed garden and access off to the utility area and Cloakroom. Off the first floor landing there is a spacious front facing airy family lounge, bathroom and double bedroom completed with built in wardrobes. To the second floor a master is situated with built in wardrobes and benefits from having its own private en-suite shower room. Further double bedroom. Gas central heating and double glazing. Externally there is a rear enclosed garden with gravel, paved sitting area and decking. Two garages are located to the rear.

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GROUND FLOOR

ENTRANCE HALLWAY

The property is accessed via an entrance door. Laminate flooring. Radiator. Under stairs storage cupboard. Carpeted stair case straight ahead leads up to the first floor level. Door to the right leads into ...

DAY ROOM 12'4 9 into bay X 9'0 (3.76m 0.23m into bay X 2.74m)

Double-glazed bay window to front. Radiator. laminate flooring. Archway to:-

KITCHEN/DINING ROOM 16'9 X 9'0 (5.11m X 2.74m)

Double-glazed French doors and windows to rear. Radiator. Range of cream base and wall units with tiled splash back and complimentary work surface over. One and half bowl stainless steel sink and drainer unit with mixer tap. Integral fridge/freezer. Built-in

electric double oven. Inset four-ring gas hob with extractor fan over. Laminate flooring. Door to ...

UTILITY ROOM

Double-glazed window to rear. Cream units with work surface over. Stainless steel sink with drainer unit and mixer tap. Tiled splash back. Plumbed for washing machine. Wall mounted gas central heating boiler. Laminate flooring. Radiator. Door to..

CLOAKROOM

Two-piece suite comprising low-level W.C and wall mounted wash hand basin. Radiator. Laminate flooring. Extractor fan.

FIRST FLOOR

LANDING

UPVC double glazed window to the side. Carpeted stair case leads up to the second floor. Radiator. Doors lead off to the Family Lounge, Bathroom and Bedroom 3.

FAMILY LOUNGE 15'0 X 12'3 max (4.57m X 3.73m max)

Two double-glazed windows to front. Two radiators. Laminate flooring.

BATHROOM

Three-piece suite comprising low-level W.C, pedestal wash hand basin and panelled bath with shower over. Extractor fan. Part-tiled walls. Shaver point.

BEDROOM 3 13'0 X 8'8 (3.96m X 2.64m)

Two double-glazed windows to rear. Radiator. Built-in wardrobes.

SECOND FLOOR

Landing with loft access. Radiator. Airing cupboard housing hot water tank. Doors lead off the Bedrooms 1 & 2.

BEDROOM 1 15'0 max X 10'9 max (4.57m max X 3.28m max)

Two double-glazed windows to front. Radiator. Fitted wardrobes. Door to ..

EN-SUITE SHOWER ROOM

Two-piece suite comprising low-level W.C and pedestal wash hand basin. Shower enclosure. Tiled splash back. Radiator. Shaver point.

BEDROOM 2 15'0 max X 8'10 max (4.57m max X 2.69m max)

Two double-glazed windows to rear. Built-in wardrobes. Radiator.

EXTERNAL

FRONT

Area with shrubs. Side pedestrian gate leads through to the rear.

REAR

Fully enclosed rear garden with gravelled, paved patio and decked sitting area. Outside tap.

TWO GARAGES

Gained by turn right just after the property and bear right, the two garages are set side by side.

DIRECTIONS

From our Killay Office proceed along Gower Road in the Dunvant direction, on reaching the mini roundabout take the second exit off and proceed straight on into Goetre Fawr Road. Continue along Goetre Fawr Road and into Dunvant Road down to Dunvant Square, at the mini roundabout take the third exit off and proceed straight ahead continuing towards Gowerton. As you enter Gowerton via Cecil Road passing the comprehensive school on your left hand side, follow this road straight ahead to the mini roundabout and bear right onto Sterry Road. On reaching the traffic lights turn right onto Gorwydd Road and at the mini roundabout take the turning on your left hand side into Drovers Point development. Bear left and the property can be found immediately on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: C

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

