



1 Mansel Street, Gowerton, Swansea, SA4 3BU
£200,000

Large 5 bedroom family home for sale in the heart of Gowerton. With great access to the M4 and all of Gowers Natural Beauty this property is with in walking distance to the Welsh and English Comprehensives as well as the new state of the art primary schools. Offering accommodation over 3 floors the property comprises : entrance porch, hallway, lounge, dining room, kitchen, rear porch and shower room to the ground floor. With 3 double bedrooms and family bathroom on the first floor. Finally two further bedrooms to the second floor. Externally a single detached garage can be found via access up the lane to the side of the property, where you can also access the rear garden through a side gate, level rear patio garden which is South Facing. Viewing highly recommended to appreciate the amount of accommodation on offer.

£200,000



Ground Floor

Front Entrance Porch

UPVC entrance door, tiled flooring, door to.

Hallway

Parquet flooring stairs to 1st floor landing, door to dining room and lounge.

Lounge 7.32 x 3.54 (24'0" x 11'7")

Bay window to front, window to rear, two radiators, feature fireplace, laminate flooring. Door to kitchen.

Dining Room 3.97 x 2.95 (13'0" x 9'8")

Bay window to front, radiator, fitted carpet, fire place, door to.

Kitchen 3.302 x 3.34 (10'10" x 10'11")

UPVC double glazed window to rear, skimmed ceiling, radiator, vinyl flooring, kitchen is fitted with a range of matching wall and base units along complimentary work surfaces, integrated fan oven, integrated for ring gas hob with extractor fan above, space for fridge freezer, Plumbed for washing machine. Door to lounge, door to rear porch.

Rear Porch

UPVC double glazed window to rear and side, entrance door to side, laminate flooring, door shower room.

Shower Room

UPVC double glazed obscured window to rear, skim ceiling with spotlights, wash hand basin, WC, shower cubical.

First Floor

Landing

Window to rear, fitted carpet, access to family bathroom, three double bedrooms. Door to stairs leading to 2nd floor landing.

Bedroom 1 3.63 x 3.39 (11'11" x 11'1")

UPVC double glazed window to rear, fitted wardrobes, fitted carpet, radiator.

Bedroom 2 4.56 x 2.89 (15'0" x 9'6")

Window to front, fitted wardrobe, radiator, fitted carpet.

Bedroom 3 3.08 x 3.60 (10'1" x 11'10")

Window to front, radiator, fitted carpet, combi boiler on wall.

Bathroom

UPVC double glazed obscure window to rear, tiled walls, vinyl flooring, WC, pedestal wash hand basin, shower cubicle, panelled bath, radiator.

Second Floor

Landing

Fitted carpet, window to front over stairs, access to 2 bedrooms.

Bedroom 4 3.63 x 4.56 (11'11" x 15'0")

Velux windows to front and rear, Radiator, laminate flooring.

Bedroom 5 2.56 x 4.58 (8'5" x 15'0")

Velux windows to front and rear, laminate flooring, radiator, storage to eaves.

Externally

Side access gate to lane with garage at top, large patio seating area with access to garage from door. South facing rear garden.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX:

EPC RATING:

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

