



Uplands, Gowerton, Swansea, SA4 3ET
Offers In The Region Of £425,000

Boasting superb family orientated accommodation, this exceptional 5 good size bedrooms detached residence, nestled in a most pleasant cul de sac of only three properties providing the perfect environment for families. Built originally in circa 2007 this property enjoys views of Felinde Hills. The impressive arrangement of accommodation comprises of: Entrance Hallway. Cloakroom. Front facing Office/Sitting Room, Lounge with focal fireplace. Rear facing Formal Dining Room. Good size rear facing Kitchen/ Diner with access to the Utility Room and Den. Off the first floor landing 5 good size bedrooms can be found with bedrooms 1 & 2 having their own private en-suites. Family Bathroom. The property benefits from having uPVC double glazing and gas central heating. Driveway parking and garage which has been split into two areas, one for storage of motorbikes/recycling/storage etc and other is now a Den. With good transport links to the M4 motorway, the city centre and the award winning beaches of Gower and within easy access of local amenities including Gowerton railway station, shops, cafes and bars, medical centre and public library as well as two well-thought of comprehensive schools both Welsh and English medium and a thriving primary school. Viewing is an absolute must.

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GROUND FLOOR

Hallway

Double glazed composite entrance door to front, radiator, laminate flooring, door to sitting room, door to dining room, door to cloakroom, door to kitchen/diner, door to study, door to under-stairs storage cupboard. Stairs to first floor.

Sitting Room 4.24m x 4.24 (13'11" x 13'11")

UPVC double glazed window to front, radiator, feature fireplace with inset gas fire.

Dining Room 4.25m x 3.63m (13'11" x 11'11")

UPVC double glazed window to rear, radiator, laminate flooring.

Cloakroom

UPVC obscured double glazed window to rear, radiator, WC pedestal wash hand basin, tiled splash back, tiled flooring.

Kitchen/Diner 6.81m x 3.64m (22'4" x 11'11")

UPVC double glazed French doors to rear, uPVC double glazed window to rear, radiator, fitted with a range of matching wall and base units with complementary work surface over, integrated under-counter fridge, integrated dishwasher, integrated Neff electric double oven, Neff five ring gas hob with Neff extractor fan over, stainless steel one and a half bowl sink with right hand drainer and mixer tap over, tiled splash back, tiled flooring, door to:

Utility Room 3.06m x 1.78m (10'0" x 5'10")

UPVC double glazed door to rear, uPVC double glazed window to side, radiator, plumbing for washing machine, space for tumble dryer, space for larder fridge freezer, Worcester wall mounted gas boiler, door to:

Games Room/Den 3.14m x 3.14m (10'4" x 10'4")

UPVC obscured double glazed door to side, uPVC obscured double glazed window to side, radiator.

Study 4.24m x 2.74 (13'11" x 9'0")

UPVC double glazed window to front, radiator, laminate flooring.

FIRST FLOOR

Landing

UPVC double glazed window to front, radiator, dado rail, doors to five bedrooms, door to family bathroom, attic access, doors to airing cupboard housing hot water tank.

Family Bathroom

Three piece white suite comprising closed coupled WC, wash band basin set on a unit with storage below. Panelled bath with shower over and side screen. Radiator. UPVC double glazed obscure window to the rear.

Master Bedroom 5.47m x 3.53m (17'11" x 11'7")

UPVC double glazed bay window to front, radiator, fitted wardrobes, door to:

En-suite Shower Room

UPVC obscured double glazed window to side, ladder style towel warmer, WC, wash hand basin inset on cupboard unit with mixer tap over, double shower unit with rain head shower, wall tiling, tiled flooring.

Bedroom 2 4.23m x 3.62m (13'11" x 11'11")

UPVC double glazed window to rear, radiator, laminate flooring, door en-suite bathroom.

En-suite Bathroom

UPVC obscured double glazed window to rear, ladder style towel warmer, WC, wash hand basin inset on vanity cupboards with mixer tap over, tiled walls, tiled flooring.

Bedroom 3 4.23m x 4.23m (13'11" x 13'11")

UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 4 4.41m x 3.63m (14'6" x 11'11")

UPVC double glazed window to rear, radiator.

Bedroom 5 3.21m x 2.91m (10'6" x 9'7")

UPVC double glazed window to front, radiator.

EXTERNAL

To Front

Brick sett driveway with parking for up to 4 vehicles leading to garage door giving access to storage area and to front entrance door. Lawned area, wooden fencing at boundary with pedestrian gate giving access to rear enclosed patio seating area.

To Side

Lawned wrap around area to back of property with trees and hedge border.

To Rear

Pedestrian access wooden gate giving access to rear enclosed patio seating area bordered by brick retaining wall with wooden picket fence above and further area laid to lawn.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: C

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

