



27 Gowerton Road, Three Crosses, Swansea, SA4 3PY
£340,000

With beautiful views onto Loughour estuary and surrounding countryside, this quaint detached 3 bedroom cottage comes to market. Downstairs comprises: lounge, kitchen, porch, bathroom. Upstairs then sees three bedrooms as well as a WC. The property further benefits from being set back from the road with a flowing driveway. Situated in the gateway to the wonderful beaches of the Gower peninsula, the local area boasts an environment which lends itself to outdoor activities, with plenty of walking opportunities. Three Crosses benefits from being within catchment for Bishopston Comprehensive School, whereby there is a bus service from the village to the school. The village also has its own primary school. Other amenities include: pub, local shop, park, a wildlife and woodland area, bus service. Coming with no onward chain and with its stunning garden and views, this property is definitely a must see. EPC-E

£340,000



Ground Floor

Vestibule

Double glazed obscured door to front, uPVC double glazed obscured window to front, door to lounge

Lounge 4.59 x 5.61 (15'1" x 18'5")

Two uPVC double glazed windows to front, radiator, electric fireplace with complimentary surround and hearth with mantelpiece, door to kitchen, stairs to 1st floor

Kitchen 3.78 x 4.00 (12'5" x 13'1")

UPVC double glazed window to rear, radiator, a range of matching wall and base units with complimentary work surfaces over, tiled splash back, inset sink and drainer with mixer tap over, fitted electric oven and hob,

Bathroom

UPVC double glazed window to side, radiator, WC, pedestal wash hand basin, bath with shower head attachment over

Porch

UPVC double glazed obscured window to rear, UPVC double glazed obscure door to rear, window obscured to bathroom

First Floor

Landing

Radiator, doors to: three bedrooms, WC

Bedroom 1 3.67 max x 5.62 max (12'0" max x 18'5" max)

Two UPVC double glazed windows to front, radiator, double doors to wardrobe

Bedroom 2 3.92 x 3.51 (12'10" x 11'6")

UPVC double glazed window to rear, radiator, double doors to wardrobe

Bedroom 3 2.89 max x 2.63 max (9'6" max x 8'8" max)

UPVC double glazed window to rear, radiator, door to airing covered

WC

WC, wall mounted wash hand basin

Exterior

To the rear is an area laid to lawn bordered by shrubs and wall with views on to surrounding countryside and the estuary. To the front is a gravel area and driveway to park several vehicles.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

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

