



22 Woodlands, Gowerton, Swansea, SA4 3DP
Offers In The Region Of £244,950

We are truly delighted to bring to market a fantastic four bedroom semi-detached home in Gowerton which boasts a wealth of space for a family to enjoy. The ground floor comprises: entrance vestibule, open plan lounge/dining room, sitting room, kitchen, four bedrooms, study, WC, bathroom. Externally to the rear is a spacious garden including different areas that can be utilised for different purposes. The garden benefits from a private feel to it whilst also having access to the rear of the garage. The front of the property presents a very advantageous driveway suitable for parking two cars, which also acts as access to the garage. Woodlands is usefully located near the centre of Gowerton whereby a multitude of amenities can be found including: restaurants/cafes, shops, bakery, medical centre. Access further afield to the Gower and M4 is also available via good road links. Furthermore Gowerton railway is a very beneficial asset. This home is genuinely a must view. EPC-D

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Ground Floor

Entrance Vestibule

Double glazed obscured door to front, door to hallway

Hallway

Radiator, doors to lounge/dining room and sitting room. Stairs to 1st floor. Understairs storage

Lounge/Dining Room 7.91 into bay x 3.94 max (25'11" into bay x 12'11" max)

Double glazed bay window to front, double glazed window to rear, two radiators, fireplace

Sitting Room 4.23 x 3.60 (13'11" x 11'10")

Double glazed door to side, radiator

Kitchen 4.91 x 3.58 (16'1" x 11'9")

Double glazed windows to side, double glazed door to side leading to rear garden, radiator, fitted with a range of matching wall and base units with complimentary work surfaces over, inset double sink and drainer with mixer tap over, space for double gas hob and electric oven, tiled splash back, space for fridge freezer, plumbing for washing machine, space for dishwasher

First Floor

Landing

Radiator, doors to: four bedrooms, bathroom, WC

Bedroom 1 4.02 x 3.49 (13'2" x 11'5")

Double glazed windows to rear and side, radiator

Bedroom 2 2.90 x 3.46 (9'6" x 11'4")

Double glazed window to rear, radiator

Bedroom 3 3.93 x 2.75 (12'11" x 9'0")

Double glazed window to front, radiator

Bedroom 4 2.80 x 2.54 (9'2" x 8'4")

Double glazed window to front, radiator

Bathroom

Double glazed obscured window to side, ladder style towel warmer, WC, panelled bath, wet area with electric shower, airing cupboard

WC

Double glazed obscured window to side, WC, pedestal wash hand basin

Exterior

Externally to the rear is a spacious garden including different areas that can be utilised for different purposes. The garden benefits from a private feel to it whilst also having access to the rear of the garage. The front of the property presents a very advantageous driveway suitable for parking two cars, which also acts as access to the garage.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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

