



1 The Mount, Gowerton, Swansea, SA4 3HA
Offers In The Region Of £444,950

Chain Free - Dawsons are delighted to offer this five bedroom detached property in a sought after location in Gowerton. This property really does offer a great amount of space inside. Downstairs comprises: entrance hallway, study, lounge, dining room, conservatory, WC, kitchen/diner, utility. The first floor then presents five bedrooms, two of which benefitting from an ensuite, and a family bathroom. Externally to the front is a driveway which gives access to a good size garage, parallel to an area laid to lawn. To the rear leading from the conservatory is a patio area leading onto a lawn which features a variety of mature shrubs. The property is conveniently located for easy access to Three Crosses and Penclawdd, and indeed beyond further into the Gower via good road links. Furthermore the M4 and Gowerton rail way are nearby providing access further afield. The property also benefits from having amenities within the vicinity i.e. medical centre, vets, shops, cafes/restuarants. Viewing strongly recommended. EPC-C

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Ground Floor

Entrance Hallway

Double glazed pattern obscured door to front, radiator, doors to: lounge, dining room, WC, kitchen/diner, study, stairs to 1st floor, dado handrail

Study 4.28 x 2.73 (14'1" x 8'11")

Double glazed window to front, radiator

Lounge 5.14 into bay x 4.23 (16'10" into bay x 13'11")

Double glazed bay window to front, radiator, gas fire, decorative handrail

Dining Room 3.61 x 4.28 (11'10" x 14'1")

Double glazed door to conservatory, double glazed window to conservatory, radiator, ceiling rose

Conservatory 3.87 x 3.86 (12'8" x 12'8")

Double glazed door to rear

Kitchen/Diner 3.62 x 6.80 (11'11" x 22'4")

Double glazed door to rear, double glazed windows to rear, radiator, fitted with a range of matching wall and base units with complementary work surfaces over, inset one and a half bowl sink with mixer tap over, tiled splash back, space for wine cooler, fitted electric oven and grill and gas hob, tiled splash back, integrated dishwasher

WC

Double glazed obscure at window to rear, radiator, pedestal wash hand basin, WC

Utility 3.01 x 1.79 (9'11" x 5'10")

Double glazed obscured door to rear, double glazed window to side, radiator, sink and drainer, tiled splash back, plumbing for washing machine

First Floor

Landing

Double glazed window to front, radiator, doors to: five bedrooms, bathroom, airing cupboard

Bedroom 1 5.44 max x 3.80 max (17'10" max x 12'6" max)

Double glazed bay window to front, radiator, fitted wardrobes, door to ensuite

Ensuite

Double glazed obscured window to side, radiator, WC, built-in wash handbasin with mixer tap over and useful storage cupboards underneath, corner shower

Bedroom 2 3.61 x 4.28 (11'10" x 14'1")

Double glazed window to side, radiator, door to ensuite

Ensuite

Double glazed obscured window to side, radiator, WC, storage units with multiple cupboards and inset wash handbasin with mixer tap over, shower

Bedroom 3 4.26 max x 4.22 max (14'0" max x 13'10" max)

Double glazed window to rear, radiator

Bedroom 4 3.65 x 4.41 (12'0" x 14'6")

Double glazed window to front, radiator

Bedroom 5 4.22 max x 2.91 max (13'10" max x 9'7" max)

Double glazed window to front, radiator

Bathroom

Double glazed window to rear, panelled bath, ladder style towel warmer, WC, shower, storage units with built-in wash hand basin

Exterior

To the rear leading out from the kitchen diner is a patio area followed by an area laid to lawn, featuring decorative areas laid with chippings. Mature shrubs and trees.

To the front is a driveway giving access to a double garage via an up and over door. Area laid to lawn.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: C

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

