



42 Gorwydd Road, Gowerton, Swansea, SA4 3AQ  
Offers In The Region Of £234,950

Situated in a very convenient location, Dawsons are delighted to offer this well presented, three bedroom detached bungalow in Gowerton. Coming with generous off road parking, the ground floor briefly comprises: entrance hallway, lounge, kitchen, dining room, bedroom, bathroom. The first floor then sees two further good sized bedrooms, with one of which leading to a sizeable ensuite. There is also scope for further space to be utilised upstairs by means of loft space. Externally to the front is an off road parking area suitable for parking 3/4 cars. To the rear is a private garden featuring an array of mature shrubs. The property lies close to local amenities including: shops, eateries, medical centre, vet, butchers, bakers etc. Access further afield is also present with easy access to both Gowerton railway and the M4. Furthermore the beautiful Gower peninsula is accessible via good road links. Viewing recommended. EPC-D

## Offers In The Region Of £234,950



### Ground Floor

#### Entrance Hallway

Two double glazed windows to front, radiator, doors to: lounge, dining room, bedroom, bathroom

#### Lounge 5.43 x 3.98 (17'10" x 13'1")

Double glazed window to front, double glazed double doors to rear, two radiators, dado rail, ceiling rose, door to kitchen

#### Dining Room 3.78 x 2.63 (12'5" x 8'8")

Double glazed window to rear, radiator, two storage cupboards

#### Kitchen 5.41 x 2.86 (17'9" x 9'5")

Double glazed windows to side, double glazed obscured door to rear, radiator, fully 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 and drainer, fitted electric oven and gas hob, tiled splash back, plumbing for washing machine, space

for fridge, space for freezer, space for American-style fridge freezer

#### Bedroom 2 3.48 x 3.24 (11'5" x 10'8")

Double glazed window to rear, radiator

#### Bathroom 1.79 x 2.27 (5'10" x 7'5")

Double glazed obscured window to side, towel warmer, pedestal wash hand basin with mixer tap, WC, corner shower, tiled throughout

### First Floor

#### Landing

Double glazed window to rear, doors to 2 bedrooms

#### Bedroom 1 3.76 max x 3.02 (12'4" max x 9'11")

Double glazed window to rear, radiator, door to ensuite

#### Ensuite 3.76 x 2.67 (12'4" x 8'9")

Double glazed obscured window to rear, radiator, pedestal rectangular wash hand basin, WC, bath, tiled splash back, door to attic storage

#### Bedroom 3 3.76 x 3.12 (12'4" x 10'3")

Double glazed window to rear, radiator

#### External

Externally to the front is an off road parking area suitable for parking three to four cars. To the rear is a private garden featuring an array of mature shrubs.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC** D

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

