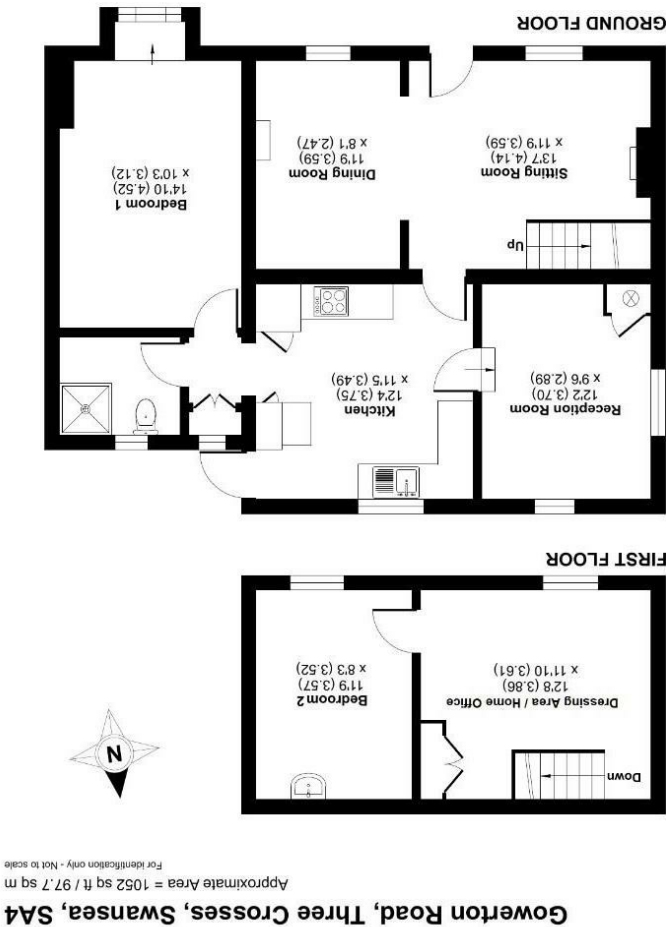


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1254193. © Dawson's 2025.

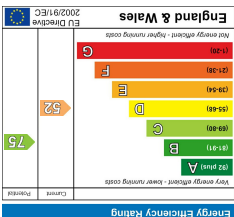


Gowerton Road, Three Crosses, Swansea, SA4

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Located in the sought-after village of Three Crosses, this delightful detached cottage offers a perfect blend of character and convenience. Ideally positioned just a short stroll from the well-regarded primary school, local park, village shop, and popular pub, this home is perfect for those seeking a welcoming community atmosphere.

Upon entering, you are welcomed by a porch leading into a spacious open-plan lounge and dining area, featuring two front-facing windows that allow for plenty of natural light. The central staircase leads to the first floor, while a door from the dining area provides access to the fitted kitchen, which boasts a rear-facing window and ample space for all essential appliances.

Beyond the kitchen, a door leads to a set of steps descending into a versatile reception room, ideal for use as a snug, home office, or additional living space. A further door opens into the rear hallway, where you'll find a shower room and a ground-floor bedroom, offering flexible living arrangements.

To the first floor, a generously sized double bedroom is complemented by an adjoining room, perfect for use as a dressing area, nursery, or home office.

Externally, the property benefits from a spacious driveway with parking for multiple vehicles, side access, and a gated enclosed rear garden, which also features vehicle access.

A fantastic opportunity to acquire a characterful home in a desirable village location—early viewing is highly recommended!

EPC - E

FULL DESCRIPTION

- Entrance
- Sitting Room
13'7 x 11'9 (4.14m x 3.58m)
- Dining Room
11'9 x 8'1 (3.58m x 2.46m)
- Kitchen
12'4 x 11'5 (3.76m x 3.48m)
- Reception Room
12'2 x 9'6 (3.71m x 2.90m)
- Shower Room
- Bedroom 1
14'10 x 10'3 (4.52m x 3.12m)
- Stairs To First Floor



Dressing Area / Home Office
12'8 x 11'10 (3.86m x 3.61m)

Bedroom 2
11'9 x 8'3 (3.58m x 2.51m)

Tenure
Freehold

Council Tax Band
F

Services
Mains gas, electric, water & drainage, There is currently no broadband connected at the property. Please refer to Ofcom checker for further information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

