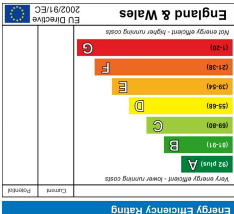
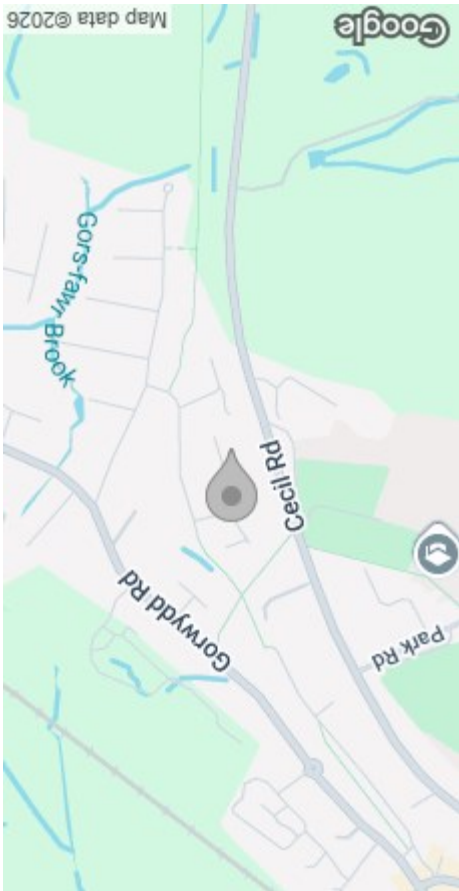
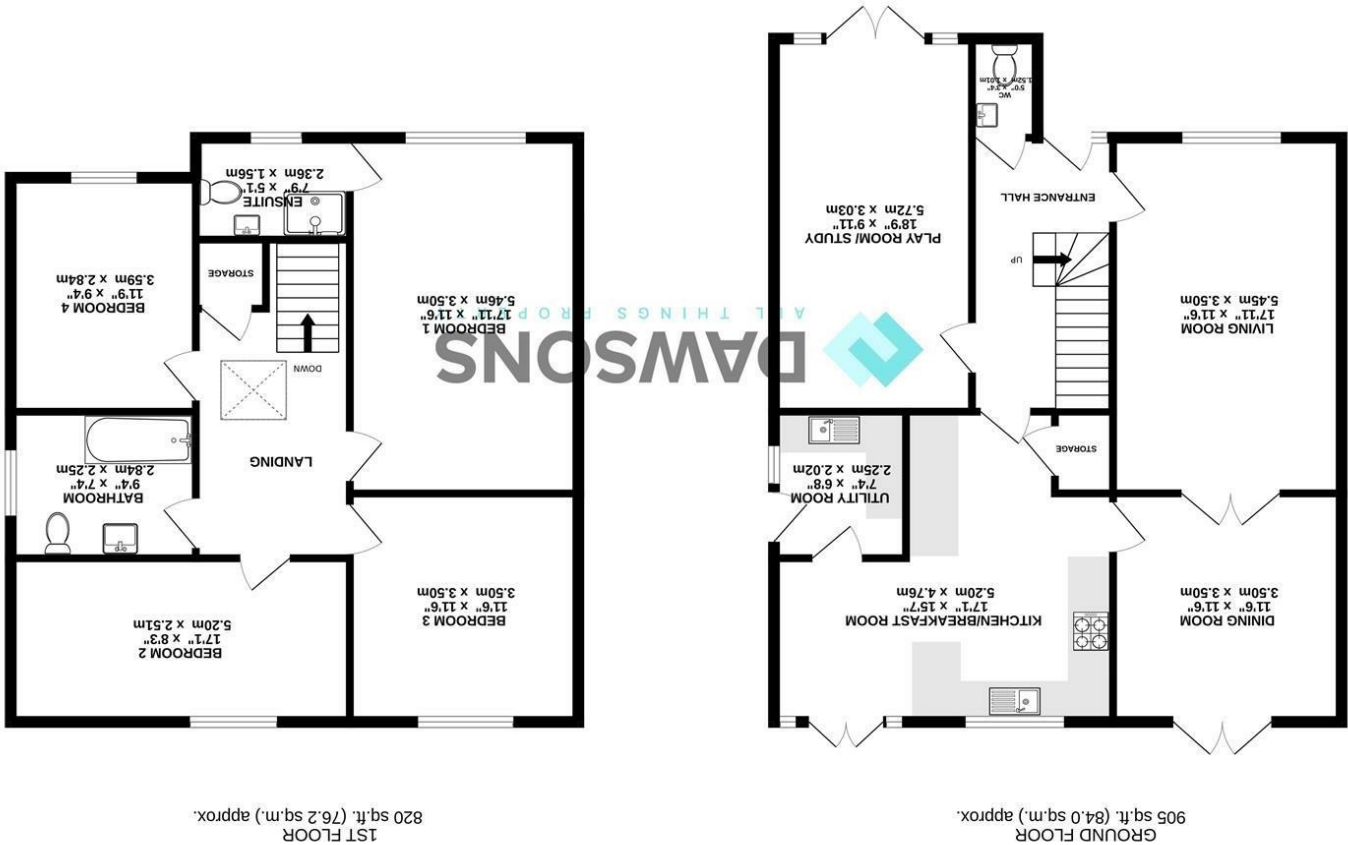


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 1725 sq.ft. (160.2 sq.m.) approx.



EPC

FLOOR PLAN

AREA MAP



GENERAL INFORMATION

Nestled on Oakwood Drive, Gowerton, Swansea, this delightful four-bedroom detached family home offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for family gatherings and entertaining guests. The well-appointed utility room adds to the practicality of the home, ensuring that daily chores are easily managed.

The property boasts a family bathroom and a convenient shower en-suite, catering to the needs of a busy household. Each of the four bedrooms is generously sized, providing a peaceful retreat for family members at the end of the day.

Outside, the home features driveway parking, allowing for easy access and off-street convenience. The low maintenance rear garden offers a lovely outdoor space for children to play or for hosting summer barbecues with friends and family.

Situated close to local schools, and a cycle track, this property is ideal for families seeking a nurturing environment for their children. With its excellent location and spacious layout, this detached house on Oakwood Drive is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely family home your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

W.C

Living Room
17'10" x 11'5" (5.45m x 3.50m)

Playroom/Study
18'9" x 9'11" (5.72m x 3.03m)

Dining Room
11'5" x 11'5" (3.50m x 3.50m)

Kitchen/Breakfast Room
17'0" x 15'7" (5.20m x 4.76m)

Utility
7'4" x 6'7" (2.25m x 2.02m)



First Floor

Landing

Bedroom 1

Shower En-suite
7'8" x 5'1" (2.36m x 1.56m)

Bedroom 2
17'0" x 8'2" (5.20m x 2.51m)

Bedroom 3
11'5" x 11'5" (3.50m x 3.50m)

Bedroom 4
11'9" x 9'3" (3.59m x 2.84m)

Family Bathroom
9'3" x 7'4" (2.84m x 2.25m)

Parking

Council Tax band = F

EPC = TBC

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is BT (Fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

