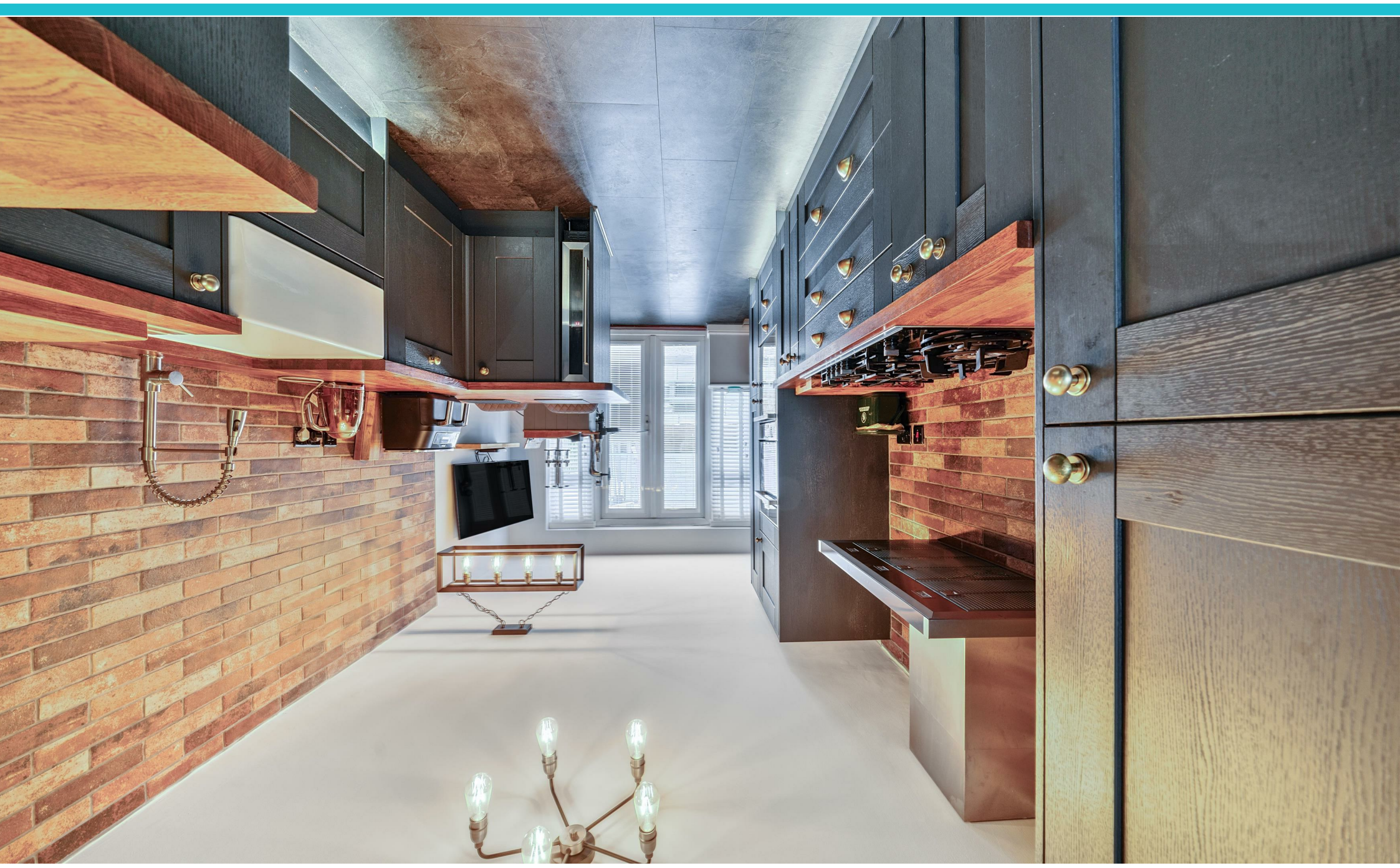
10 Heol Y Gwarthegg

Gowerton, Swansea, SA4 3GN

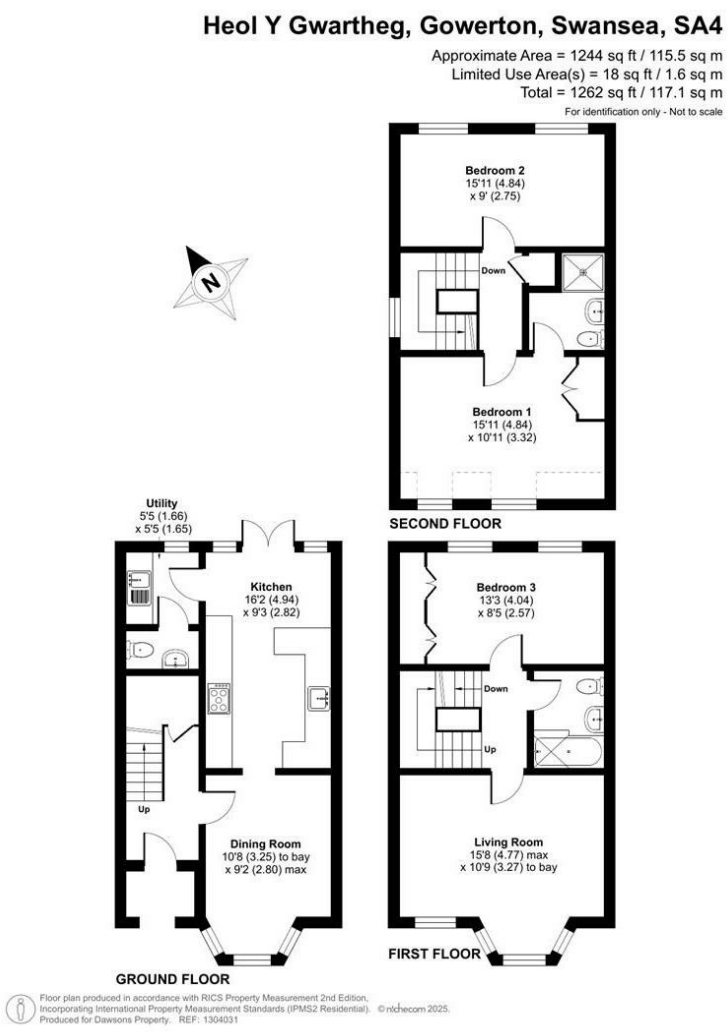
Asking Price £250,000

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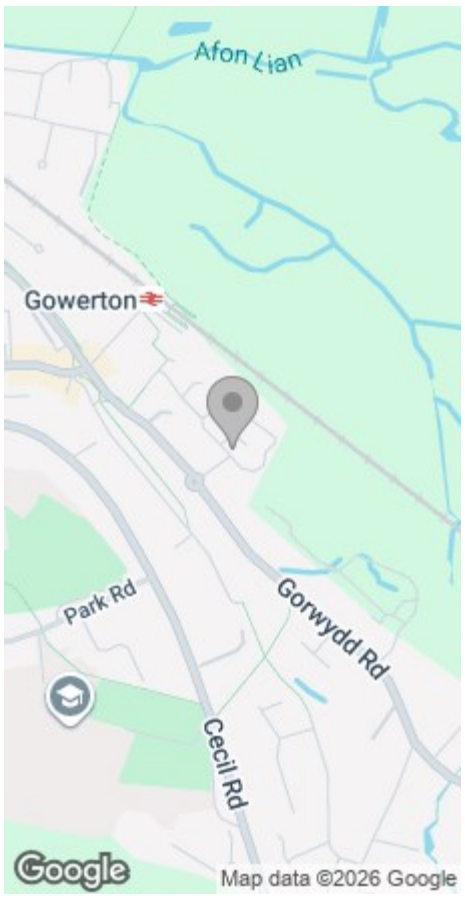
DAWSONS
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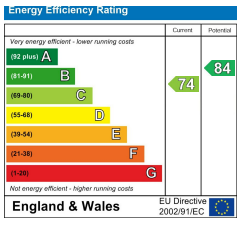
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

This delightful three-bedroom townhouse offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or those seeking a home office.

The townhouse features a family bathroom and a convenient shower en-suite, ensuring that morning routines are a breeze. The addition of a ground floor W.C adds to the practicality of the layout.

Outside, the property is complemented by a driveway and a double garage, providing secure parking and extra storage space. This is particularly advantageous for families with multiple vehicles or those who enjoy outdoor hobbies.

Situated close to local secondary schools, this home is perfect for families with children, offering easy access to quality education. Additionally, the proximity to local amenities means that shops, parks, and recreational facilities are just a short distance away, enhancing the overall appeal of this location.

In summary, this three-bedroom townhouse in Gowerton is an excellent opportunity for those seeking a comfortable family home in a well-connected area. With its modern features and convenient location, it is sure to attract interest from a variety of buyers.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Dining Room
10'7" to bay x 9'2" max (3.25m to bay x 2.80m max)

Kitchen
16'2" x 9'3" (4.94m x 2.82m)

Utility
5'5" x 5'4" (1.66m x 1.65m)

W.C

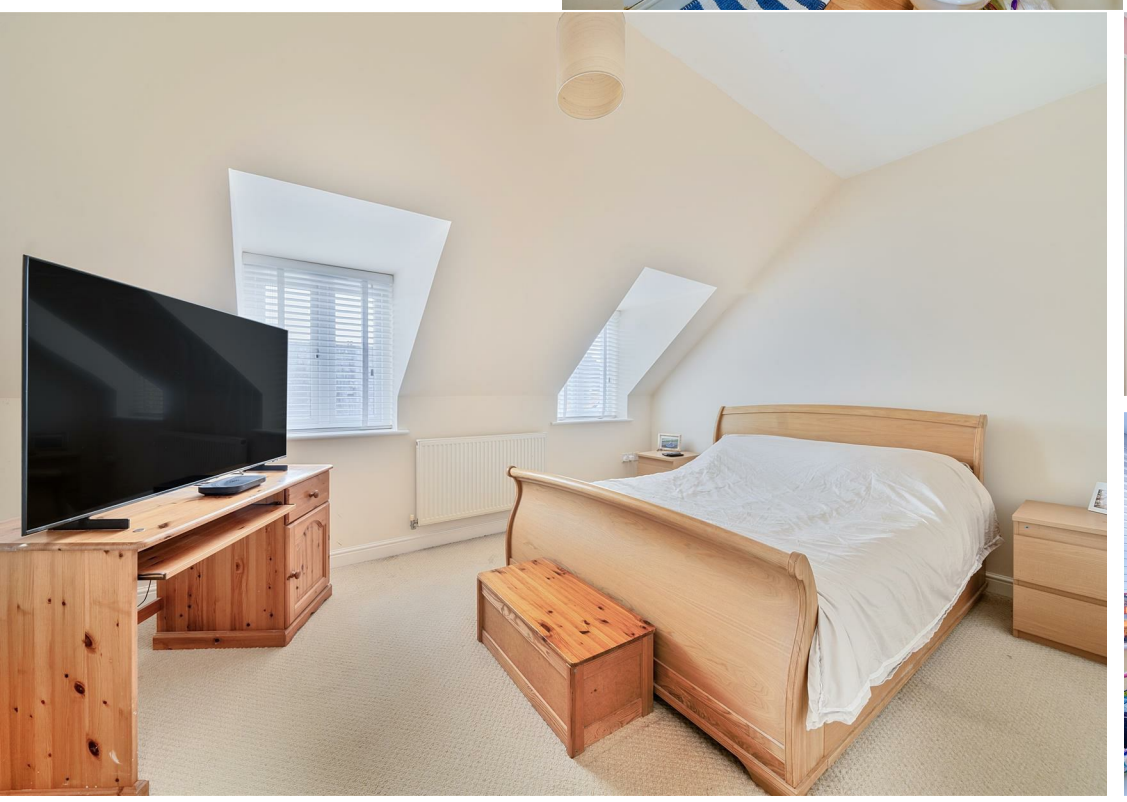
First Floor

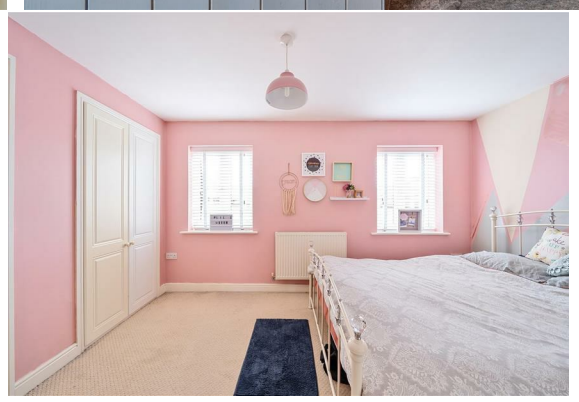
Landing











Living Room
15'7" x 10'8" to bay (4.77m x 3.27m to bay)

Family Bathroom

Bedroom 3
13'3" x 8'5" (4.04m x 2.57m)

Second Floor
Landing



Bedroom 1
15'10" x 10'10" (4.84m x 3.32m)

Shower En-suite

Bedroom 2
15'10" x 9'0" (4.84m x 2.75m)

Parking
Driveway and Double Garage

Council Tax band = D

EPC = C

Tenure
Freehold







Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - The current supplier is BT.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.