

GENERAL INFORMATION

Combining a desirable cul-de-sac setting, generous accommodation and excellent access to local schools, amenities and transport links, this bungalow presents a rare opportunity to acquire in Gowerton.

Perfectly positioned just a stone's throw from both Gowerton Comprehensive School and Ysgol Gyfun Gwyr (Welsh-medium), this three-bedroom detached bungalow offers spacious and versatile accommodation in an exceptional location.

Internally, the bungalow boasts a bright and spacious open-plan living area, creating the perfect environment for both everyday living and entertaining. In addition to the three well-proportioned bedrooms, the property benefits from a separate study/home office, offering an ideal space for remote working or a variety of other uses. A family bathroom and separate shower room provide added convenience for modern living.

Externally, the property enjoys a generous rear garden, offering plenty of space to relax, entertain or enjoy with family, while the spacious driveway provides ample off-road parking for several vehicles.

Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

FULL DESCRIPTION

Entrance

Hallway
2'8" x 13'10" (0.83m x 4.24m)

Lounge
11'3" x 13'5" (3.44m x 4.10m)

Kitchen/Dining Area
7'11" x 18'2" (2.43m x 5.56m)

Utility Room
4'11" x 9'0" (1.52m x 2.75m)

Shower Room
8'0" x 4'6" (2.46m x 1.39m)

Bedroom 1
10'0" x 10'6" (3.06m x 3.21m)

Bedroom 2
8'0" x 13'8" (2.45m x 4.19m)



Bedroom 3
8'2" x 10'2" (2.50m x 3.12m)

Bathroom
6'1" x 7'11" (1.86m x 2.42m)

Parking
Driveway parking for 3 vehicles

Council Tax Band = D

EPC = D

Tenure
Freehold

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

