

Energy Efficiency Rating

EU Directive 2002/91/EC

Map data ©2026

Google

Elba - Freedom Leisure

Bryn-Y-Mor Road

B4295

A484

Energy Efficiency Rating

EU Directive 2002/91/EC

Map data ©2026

Google

Elba - Freedom Leisure

Bryn-Y-Mor Road

B4295

A484

Energy Efficiency Rating

EU Directive 2002/91/EC

Map data ©2026

Google

Elba - Freedom Leisure

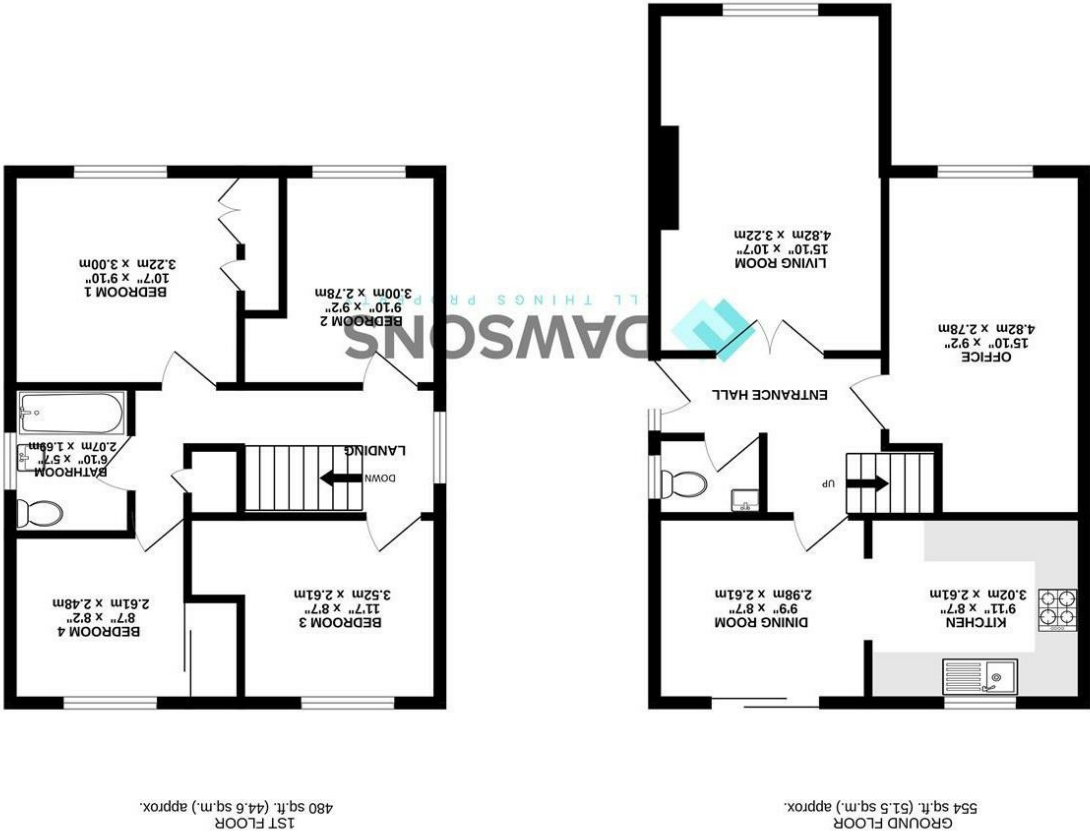
Bryn-Y-Mor Road

B4295

A484

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.



Notes: Every drawing has been made to ensure the accuracy of the boundary contained therein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hktopix ©2026



GENERAL INFORMATION

Nestled in the sought-after Elba estate in Gowerton, Swansea, this four-bedroom detached property offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The well-appointed layout includes a W.C and a family bathroom, ensuring that the needs of a busy household are met with ease. Each of the four bedrooms is designed to provide a peaceful retreat.

The enclosed rear garden offers a private outdoor space for children to play or for hosting summer gatherings with friends and family. Additionally, the driveway at the front of the property provides convenient off-road parking, a valuable asset in today's busy world.

Situated close to local primary and secondary schools, this home is perfect for families seeking a nurturing environment for their children's education. The surrounding area boasts a friendly community atmosphere, making it an inviting place to live. Don't miss the chance to make this lovely home your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

W.C

Living Room
15'9" x 10'6" (4.82m x 3.22m)

Office/Reception Room
15'9" x 9'1" (4.82m x 2.78m)

Kitchen
9'10" x 8'6" (3.02m x 2.61m)

Dining Room
9'9" x 8'6" (2.98m x 2.61m)

First Floor



Landing

Bedroom 1
10'6" x 9'10" (3.22m x 3.00m)

Bedroom 2
9'10" x 9'1" (3.00m x 2.78m)

Bedroom 3
11'6" x 8'6" (3.52m x 2.61m)

Bedroom 4
8'6" x 8'1" (2.61m x 2.48m)

Family Bathroom
6'9" x 5'6" (2.07m x 1.69m)

Parking
Off road parking for 2 vehicles

Council Tax band = E

Tenure
Freehold

EPC = C

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT (fibre)
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.

