



## Cefn Stytle Road, Gowerton, Swansea, SA4 3QS

Asking Price: £399,950

- Individually Designed Three Bedroom Eco-style Dormer Detached Home
- Underfloor Heating Throughout Via Energy Efficient System
- Versatile Sitting Room Potential Study, Office Or Bedroom
- Finished To An Exceptional High Standard Throughout
- Two Bathrooms
- Sought After Location Situated On The Edge Of The Gower Peninsula



## Entrance Porch

2.23m x 1.27m (7' 4" x 4' 2")

Entered via a stylish composite front door featuring three elegant glazed square panels, framed by frosted glass side panels that allow natural light to filter through while maintaining privacy, this home immediately sets a welcoming tone. The entrance porch offers attractive ceramic tiled flooring, combining practicality with a polished finish. From here, an inner solid wood door with a central glass panel and matching glazed side panels creates a bright and seamless transition giving access to:-

## Reception Hallway

3.61m x 3.05m (11' 10" x 10' 0")

A beautiful entrance reception hallway welcomes you with space, light, and elegance, setting the tone for the rest of the property. At its heart stands a stunning, stylish hand-crafted solid wood staircase, perfectly complemented by sleek stainless steel spindles. This striking feature creates an immediate sense of quality and craftsmanship, blending timeless design with a contemporary edge. The continued ceramic tiled flooring flows seamlessly throughout the hallway, offering both durability and sophisticated style, ideal for modern living while maintaining a warm, inviting atmosphere.

From here, solid wood doors provide access to:-

## Wet Room

3.26m x 1.96m (10' 8" x 6' 5")

Step into contemporary comfort with this beautifully designed modern wet room, crafted to combine sleek style with everyday practicality. This stunning space features elegant glazed side screens enclosing a premium chrome mains shower, delivering both luxury and performance. The minimalist wash hand basin and low-level W.C. enhance the clean, streamlined aesthetic, creating a sophisticated yet highly functional environment.

Ceramic tile flooring flows seamlessly throughout, complemented by fully tiled walls for a crisp, high-end finish that's both durable and easy to maintain. A convenient shaver point adds practicality, while the double-glazed frosted window to the front aspect allows natural light to pour in while maintaining complete privacy.

## Sitting Room/Bedroom

3.64m x 2.73m (11' 11" x 8' 11")

A versatile sitting room suitable for many other uses such as study, office or for the larger family a further bedroom. Double glazed window to front aspect.

## Lounge

4.49m x 3.61m (14' 9" x 11' 10")

Step into a beautifully proportioned lounge that perfectly balances comfort and style. This light and airy room offers generous space to relax or entertain, enhanced by a stunning feature cast iron wood burner set on a marble hearth with a matching back panel creating a warm and inviting focal point all year round. An attractive array of fitted wooden shelves adds both character and practical storage, while double-glazed sliding patio doors flood the room with natural light and open directly onto the rear garden, seamlessly blending indoor and outdoor living. Designed with a desirable open-plan feel to the kitchen, this welcoming space is ideal for modern living, whether you're hosting guests or enjoying a cosy night in.

## Kitchen

4.67m x 3.61m (15' 4" x 11' 10")

A beautifully presented, fully fitted modern kitchen, a stylish and practical space designed for both everyday living and entertaining. Finished in high gloss cream with sleek chrome handles, the kitchen offers an excellent range of matching base units and generous drawer storage, combining contemporary elegance with outstanding functionality. The colour-coordinated work surfaces provide ample preparation space and seamlessly incorporate a one-and-a-half bowl sink unit with hot and cold mixer taps. The kitchen comes fully equipped with a built-in fan-assisted electric oven with grill, complemented by a matching integrated microwave, ensuring both convenience and a streamlined finish. At the heart of the room is a centrally positioned island, offering additional matching base and drawer units along with further work surface space, ideal for food preparation, casual dining, or social gatherings. An integrated dishwasher adds to the practicality while maintaining the kitchen's sleek aesthetic. Natural light pours in through double glazed windows overlooking the rear garden and to the side aspect, creating a bright and welcoming atmosphere and door to:-



## Utility Room

3.28m x 1.45m (10' 9" x 4' 9")

A utility room designed with both practicality and aesthetics in mind. This thoughtfully laid-out space houses all essential controls for the property's heat source pump, ensuring easy access and efficient management of your home's systems. Featuring elegant wall-mounted units in warm beech, this room offers plenty of organized storage, keeping everything neat and within reach. A dedicated preparation area provides the ideal workspace for household tasks, while the plumbing is ready for an automatic washing machine. Finished with durable ceramic tile flooring and a double-glazed window to the side aspect, the room is both easy to maintain and filled with natural light. Whether it's for laundry, storage, or household management, this utility room combines convenience with timeless style.

## First Floor Landing

2.23m x 1.12m (7' 4" x 3' 8")

A bright and inviting first-floor landing, bathed in natural light streaming through a sleek Velux roof window. Perfectly designed for both functionality and style, the landing features a built-in storage cupboard with thoughtfully arranged shelves and doors to:-

## Built In Storage Cupboard

2.47m x 1.78m (8' 1" x 5' 10")

## Master Bedroom

7.49m x 4.53m (24' 7" x 14' 10")

Step into your dream retreat! This quirky and generously sized master bedroom is full of character, offering a unique blend of comfort and charm. Bathed in natural light thanks to double-glazed windows at both the front and rear aspects. Adding a touch of elegance, the feature marble window sills provide a subtle hint of luxury, making this bedroom as stylish as it is spacious.

## Bedroom Two

4.48m x 3.59m (14' 8" x 11' 9")

With double glazed window looking onto rear garden.

## Family Bathroom

3.71m x 3.25m (12' 2" x 10' 8")

A well designed four-piece family bathroom, where modern luxury meets practical functionality. Enjoy a walk-in soak-away shower with sleek glazed panels and a chrome mains shower, perfect for refreshing starts to the day. The space also features a stylish wash hand basin and a low-level W.C for convenience. Relax in the tiled-panel bath with a central chrome hot and cold tap, complemented by matching tiled walls and ceramic flooring, combining elegance with easy maintenance. Additional touches like a shaver point and a double-glazed window to the front aspect ensure comfort, safety, and natural light, making this bathroom a true family-friendly retreat.

## External

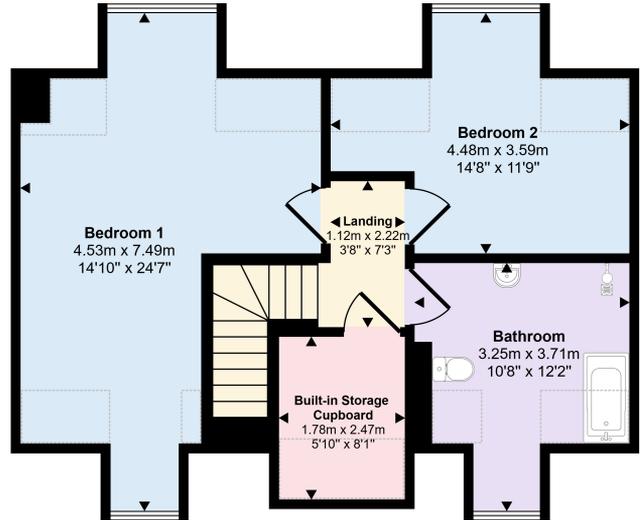
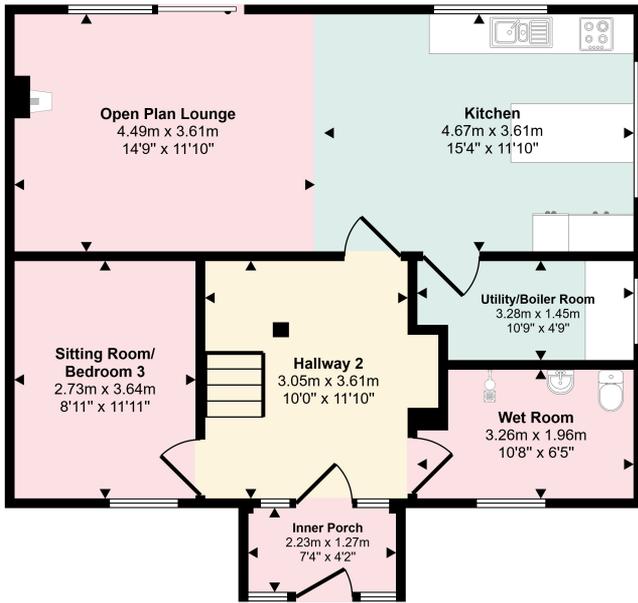
To the front, you'll find a spacious tarmac driveway, complemented by additional parking surfaced with elegant Cotswold chipping perfect for multiple vehicles. An Indian sandstone paved pathway leads you gracefully to the front entrance, creating a warm and inviting arrival. A secure side gate provides access to a generously sized, enclosed rear garden, mainly laid to law ideal for family play, entertaining, or relaxing in privacy. The garden features a beautiful Indian sandstone patio, with steps leading up to the main lawn, offering a seamless blend of style and functionality. This property truly combines practicality with a touch of sophistication, making it a perfect place to call home.

## Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area  
129 sq m / 1389 sq ft



First Floor  
Approx 57 sq m / 616 sq ft

Ground Floor  
Approx 72 sq m / 773 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82

England, Scotland & Wales

EU Directive 2002/91/EC

