



**11 Cae Mansel Road, Gowerton, Swansea,
SA4 3HH**

Asking Price: £345,000

- Extended Two Bedroom Detached Bungalow
- Popular And Sought After Residential Area
- Three Reception Rooms
- Ensuite Bathroom To Master Bedroom
- Detached Double Garage
- No Forward Chain
- Ground Floor Shower Room



Entrance

Entered via wooden door with matching glazed side panel giving access to :-

Hallway

6.975m x 1.263m (22' 11" x 4' 2")

With dado rail, solid oak heron bone wood block flooring, textured ceiling with coving, double glazed frosted window to side aspect and doors to:-

Lounge/Dining Room

6.801m x 4.401m (22' 4" x 14' 5")

A good size light and airy room with solid oak heron bone wood block flooring, feature pebble effect gas fire in chrome with marble fire place and matching hearth, dado rail, fitted wall lights and two double glazed windows to front aspect.

Kitchen

4.456m x 4.278m (14' 7" x 14' 0")

A fully fitted and extremely well presented modern kitchen with a wide selection of matching base and wall units in cream with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, breakfast bar area, electric cooker point, integral fridge, dish washer and automatic washing machine, part time walls, Rayburn Nouvelle cooker, large double glazed window to front aspect, double glazed door to the rear and further door to:-

Conservatory

3.781m x 2.395m (12' 5" x 7' 10")

A victorian style conservatory built upon brick plinth with pitch tinted glass roof, ceramic tile flooring, double glazed door to rear and further door back to breakfast room.

Breakfast Room

4.945m x 3.152m (16' 3" x 10' 4")

With solid oak heron bone wood block flooring, two double glazed windows to rear and sliding door giving access to kitchen.

Shower Room

2.915m x 1.743m (9' 7" x 5' 9")

A four piece suite comprising walk in glazed shower cubicle housing electric shower, vanity wash hand basin, low level W.C, bidet, fully tiled walls, textured ceiling with coving, wall mounted electric heater, and double glazed frosted window to the side.

First Floor Landing

With built in airing cupboard space housing boiler (supplying domestic hot water and gas central heating) and doors to:-

Master Bedroom

3.853m x 3.544m (12' 8" x 11' 8")

With fitted wall lights, eaves storage space, attic hatch and door to:-

Ensuite Bathroom

6.001m x 2.052m (19' 8" x 6' 9")

A four piece modern suite comprising panel bath with central mounted chrome hot and cold mixer taps with shower attachment, bidet, low level W.C, double vanity wash hand basin with high gloss storage cupboards and draws under with chrome handles, ceramic tile flooring, part tiled walls, heated chrome towel rail, eaves storage space and double glazed frosted window to the side.

Bedroom Two

3.781m x 3.409m (12' 5" x 11' 2")

With medium oak effect laminate flooring a selection of fitted over bed wardrobes with matching side units and dressing table and double glazed window to front aspect.

External

To the front of the property is driveway parking suitable to park numerous vehicles leading to a detached double garage with electronically operated roller door, steps to the side then lead up to a tiered side garden that extends to the rear, laid mainly to lawn with a selection of mature shrubs trees and evergreens with fenced and wall boundaries.

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.



FRESH

We deliver on Service ...

