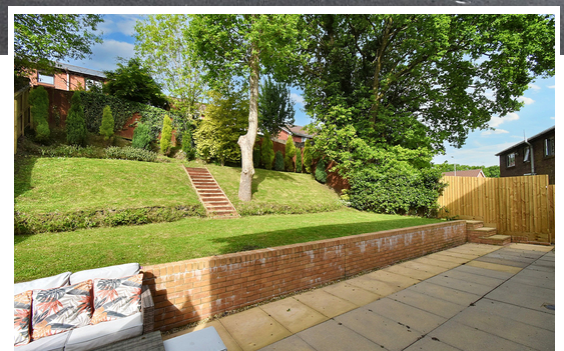




## 11 Oakwood Drive, Gowerton, Swansea, SA4 3DJ

Offers Over £399,995

- Four Bedroom Detached Family Home
- Three Reception Rooms
- Generous Size Plot With Double Garage
- Popular And Sought After Residential Area
- Within A Good School Catchment Area
- A Must See Property
- Freehold Title
- Approximately 1793 sq ft





## Entrance Hallway

Entered via double glazed front door to hallway with medium oak effect laminate flooring, textured ceiling with coving, staircase giving access to the first floor and doors to:-

## Cloakroom

1.92m x 1.61m (6' 4" x 5' 3")

A two piece suite comprising low level W.C, wash hand basin, laminate flooring and double glazed frosted window to side aspect.

## Lounge

5.02m x 3.52m (16' 6" x 11' 7")

A good size light and airy family room with fitted wall lights, medium oak effect laminate flooring, textured ceiling with coving and double glazed patio doors opening onto rear garden.

## Kitchen

3.93m x 3.24m (12' 11" x 10' 8")

A fully fitted and well appointed modern kitchen with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl ceramic sink unit with hot and cold mixer taps over, ceramic tile flooring, part tiled walls, built in fan assisted electric cooker, 4 ring gas hob and extractor canopy over, built in wine rack, inset spot lighting and double glazed window looking onto rear garden.

## Utility Room

3.87m x 1.48m (12' 8" x 4' 10")

With fitted base units, colour coordinated roll top work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, part tiled walls, ceramic tile flooring, space for under counter fridge and freezer, plumbing for automatic washing machine, wall mounted boiler (supplying domestic hot water and gas central heating) and double glazed door giving access to side and rear.

## Dining Room

3.30m x 2.85m (10' 10" x 9' 4")

With medium oak effect laminate flooring and double glazed window looking onto rear garden.

## Study

3.50m x 1.95m (11' 6" x 6' 5")

With textured ceiling and coving, medium oak effect laminate flooring and double glazed leaded window to front aspect.

## First Floor Landing

L shaped, double glazed window to front aspect, attic hatch, built in airing cupboard space and doors to:-

## Master Bedroom

3.84m x 3.74m (12' 7" x 12' 3")

A spacious light and airy room, laminate flooring, textured ceiling, built in fitted wardrobes, double glazed leaded window to front aspect and door to:-

## Ensuite Bathroom

3.25m x 2.01m (10' 8" x 6' 7")

A four piece modern suite in white comprising curved panel bath, vanity wash hand basin, low level W.C, double base walk in glazed shower cubicle housing mains shower, heated chrome towel rail, fully tiled walls, ceramic tile flooring, inset spot lighting and double glazed frosted window to rear aspect.

## Bedroom Two

3.39m x 2.95m (11' 1" x 9' 8")

With textured ceiling and double glazed window looking onto rear garden.

## Bedroom Three

3.37m x 2.05m (11' 1" x 6' 9")

With textured ceiling and double glazed leaded window to front aspect.

## Bedroom Four

3.28m x 2.21m (10' 9" x 7' 3")

With double glazed window to rear aspect.

## Family Bathroom

2.80m x 1.98m (9' 2" x 6' 6")

A four piece family bathroom comprising panel bath, walk in glazed cubicle housing electric shower, low level W.C, wash hand basin, shaver point with light, half tiled walls, tile effect cushion flooring, textured ceiling and double glazed frosted window to side aspect.



**External**

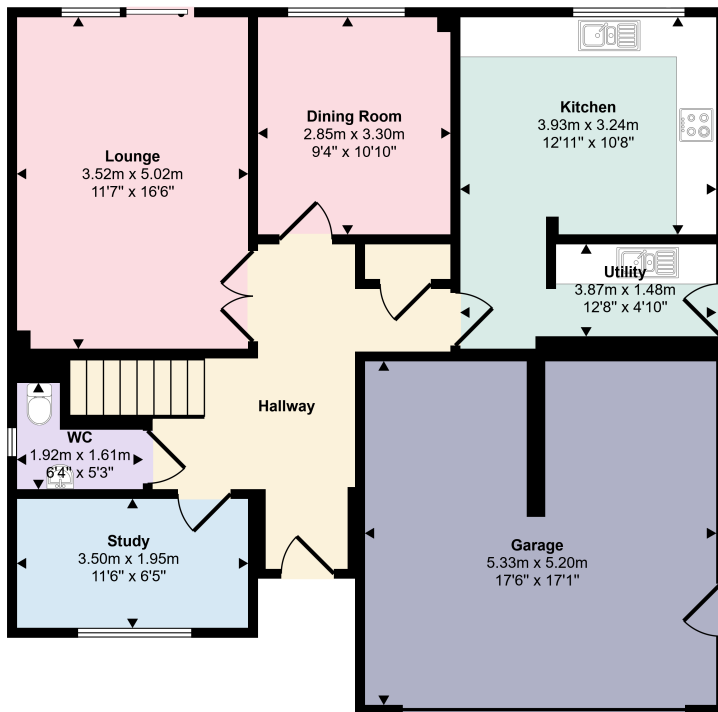
To the front of the property is driveway parking for two vehicles leading to a double detached garage (17'6 x 17'1, a huge amount of space suitable for many uses and offers potential to develop further subject to all the necessary planning consents) with up and over door, power and light, Shingle stone area for additional parking. Small steps lead up to the property to a small garden laid mainly to lawn, well stocked flower borders, mature hedgegrow and evergreens. Paved pathway to the side with fence boundaries then leads to a larger than average enclosed and slightly tiered garden again laid mainly to lawn with a selection of mature trees, conifers, flower borders, paved patio seating area and fenced boundaries.

**Disclaimer**

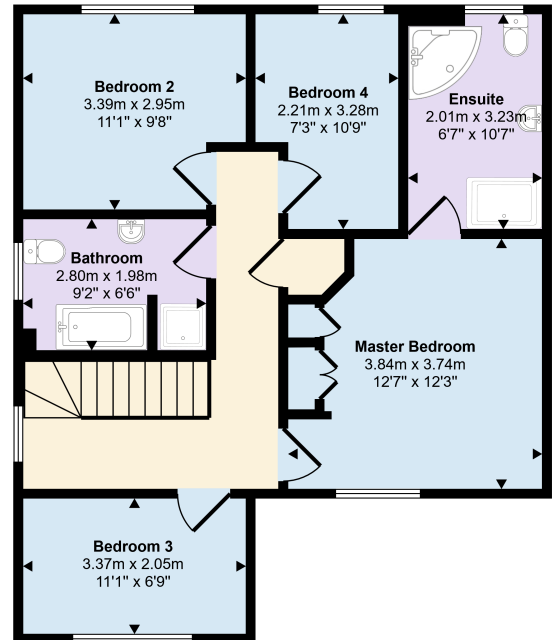
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



Approx Gross Internal Area  
167 sq m / 1793 sq ft



**Ground Floor**  
Approx 103 sq m / 1107 sq ft



**First Floor**  
Approx 64 sq m / 686 sq ft

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.

