

38 Mount Pleasant, Gowerton, Swansea, West Glamorgan SA4 3EN

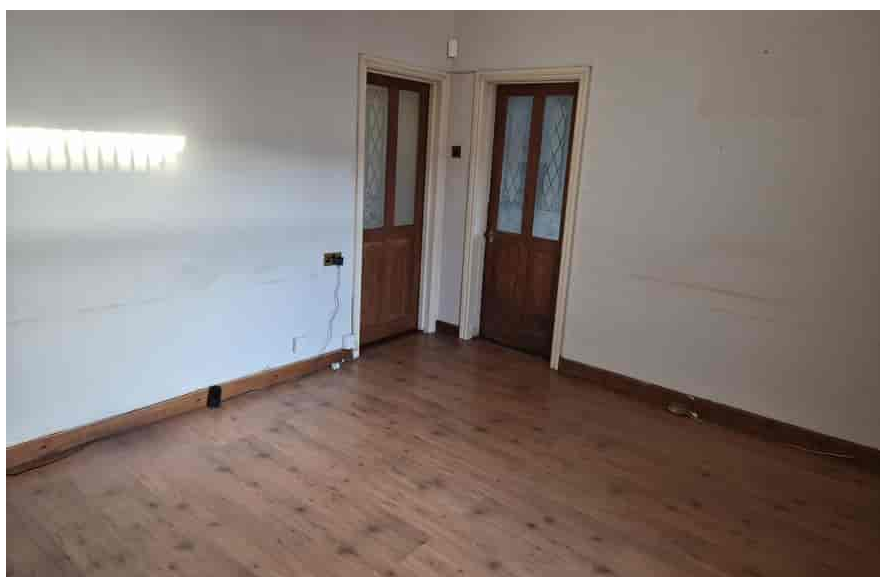
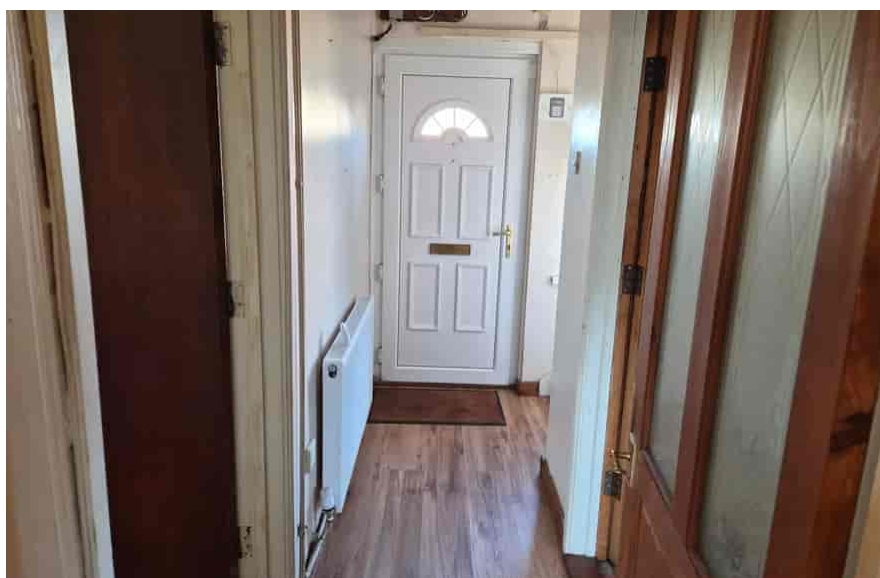
Offers invited in the region of £180,000 For Sale

Property Features

- Centrally heated 3 bedroomed property
- Ground floor extension providing additional accommodation
- Side access to rear concreted garden area. Ideal for greenhouse/garden shed
- Semi-detached
- Pedestrian access to front onto raised lawned garden
- In our opinion in need of some limited updating

Property Summary

A semi detached 3 bedroomed centrally heated house with single-storey extension to rear providing additional ground floor accommodation (additional bedroom and wet room). Pedestrian access to front onto raised lawned garden leading to the front door. Further side access to rear garden which is mostly concreted making it low maintenance. Gated rear access to Pen Y Dre, The property does however, in our opinion, require some limited updating.



Full Details

Description

A semi detached 3 bedroomed centrally heated house with single-storey extension to rear providing additional ground floor accommodation (additional bedroom and wet room). Pedestrian access to front onto raised lawned garden leading to the front door. Further side access to rear garden which is mostly concreted making it low maintenance (good for a shed, greenhouse or parking a bike). Gated rear access to Pen Y Dre, The property does however, in our opinion, require some limited updating.

Situation

In our opinion located in a popular residential area of Gowerton. In an elevated position, Mount Pleasant connects into the local village road network, providing quick access to major routes towards Swansea and neighbouring areas. There are multiple bus stops within a short walk from Mount Pleasant and Gowerton Railway Station is approx. 10 minute walk conveniently situated offering local rail links and to further afield.

Local amenities include, small local shops, convenience stores, pubs and cafes, GP surgery, library and a recreational park all within short walking distance.

The property is well placed for school access with Gowerton Primary, Ysgol Gyfun Gwyr and Gowerton Comprehensive School also being within walking distance.

Location Plan attached.

The Accommodation

UPVC double glazed windows throughout
Gas central heating system (New boiler 2024)

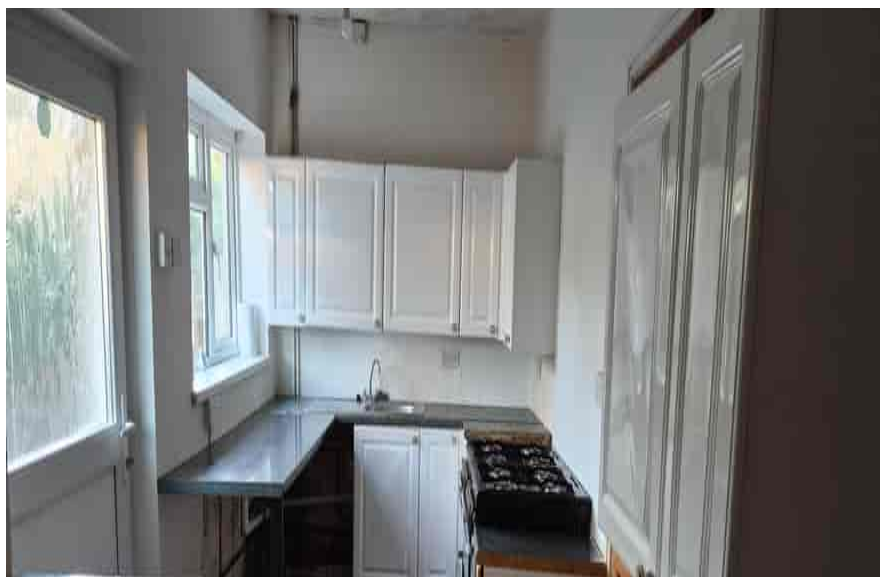
Ground Floor

Entrance Hall

Stairs to first floor

Lounge

Approx. 10' 0" x 11' 4" (3.05m x 3.45m) Front room.
Radiator



Kitchen/Breakfast Room

Approx. 7' 3" x 15' 11" (2.21m x 4.85m) With fitted base and wall units. Single drainer sink unit. Plumbed for washing machine. New (2024) Main Eco Compact boiler. Flavell oven with 8 no. hobs over. Door to side entrance and rear garden

NOTE - The boiler and Flavell oven have not been tested.

Dining Room

Approx. 11' 2" x 14' 8" (3.40m x 4.47m) With laminate floor. Fitted wall lights in recesses. Overhead electric fan/centre light. Feature fireplace housing log effect electric fire (not tested). Radiator



Sitting Room (Or Fourth Bedroom)

Approx. 8' 4" x 11' 4" (2.54m x 3.45m) Side aspect

Wet Room

Approx. 7' 0" x 8' 4" (2.13m x 2.54m) With W.C., wash hand basin and fitted shower unit. Part tiled surround. Tiled floor. Wall mounted mirror

First Floor

Landing

Storage cupboard

Bathroom

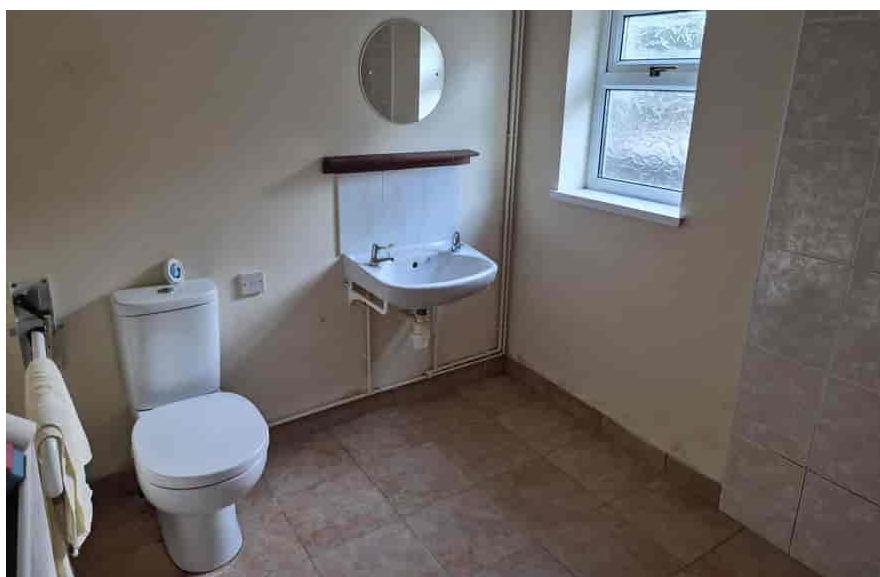
With panelled bath, pedestal wash basin and W.C. Radiator

Bedroom No. 1

Approx. 8' 3" x 9' 0" (2.51m x 2.74m) Rear aspect. Radiator

Bedroom No. 2

Approx. 11' 2" x 13' 9" (3.40m x 4.19m) Rear aspect. Built in airing cupboard heated by small radiator. Radiator





Bedroom No. 3

Approx. 10' 2" x 12' 4" (3.10m x 3.76m) Overlooking front. Laminate floor. Ceiling spotlights. Radiator. Elevated position of property gives an excellent view of Kilvey Hill and surrounding area.

Outside

Pedestrian access steps to front. Raised lawned garden. To the rear is a side access gate leading to concreted garden area, ideal for garden shed, greenhouse or parking a bike, etc. with pedestrian wooden gate onto Penydre.

Tenure

Freehold with vacant possession. Land Registry Title No WA572117 (see plan attached)

Services

Mains water, electricity, gas and drainage. None of the services have been inspected or tested.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not..

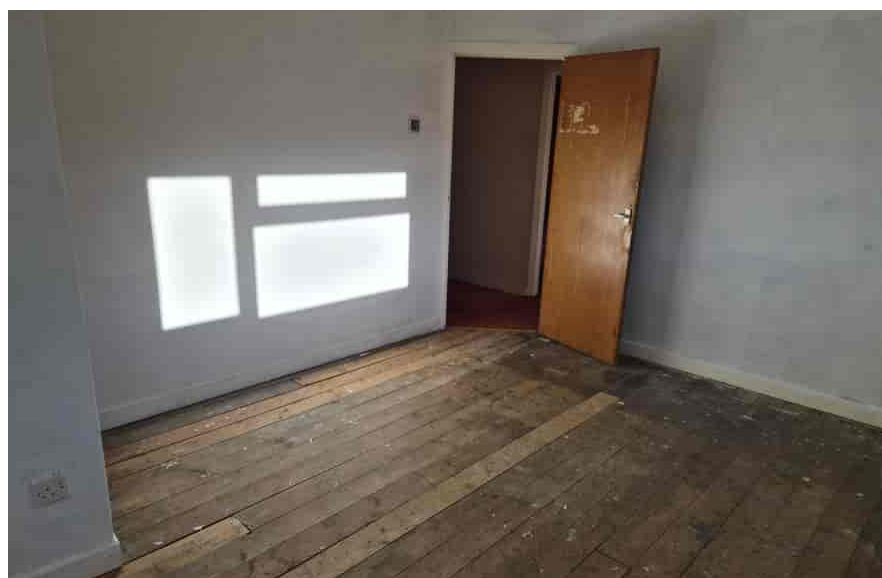
1. Rear pedestrian access gate onto Penydre.

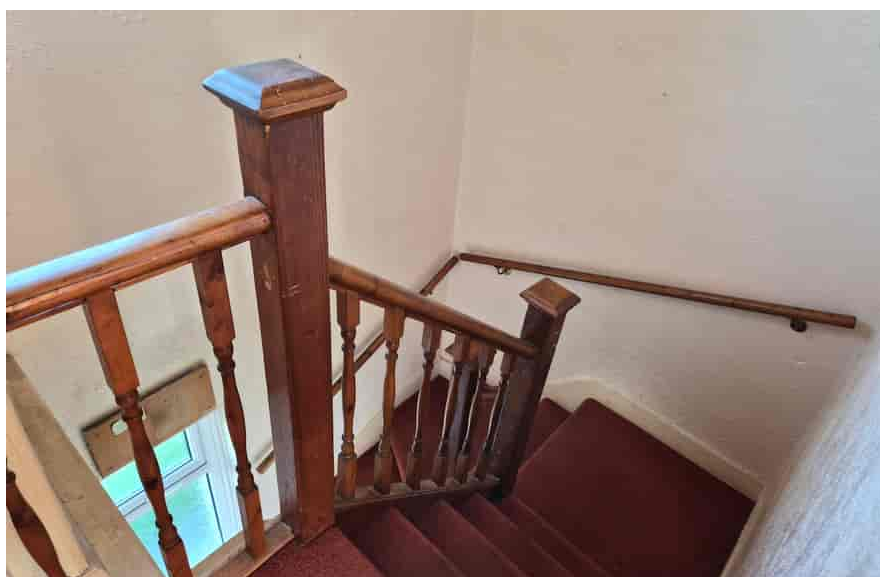
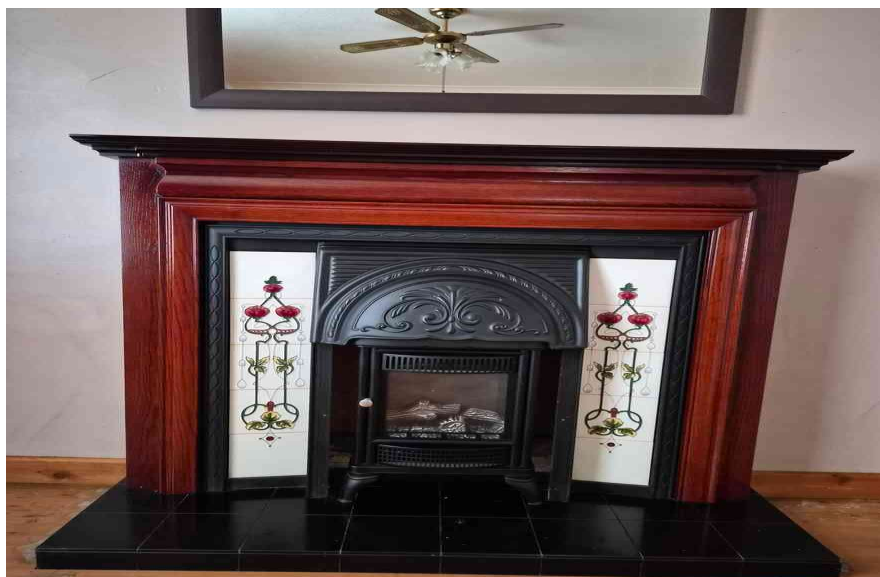
Council Tax Band

Band B - Approximately £1662.44 2025/2026 - City & County of Swansea

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.





Agent's Note

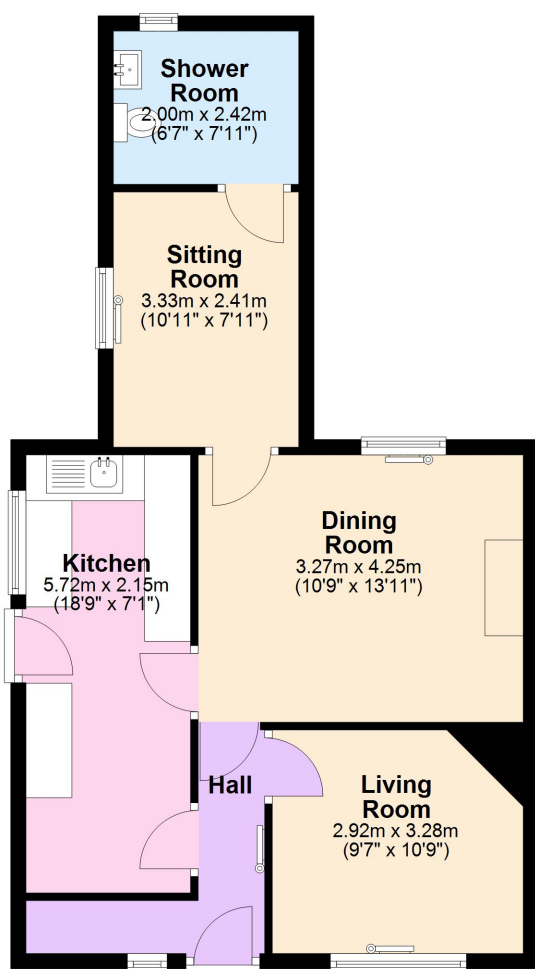
Please be advised this property is connected to an employee of Rees Richards & Partners

Viewing

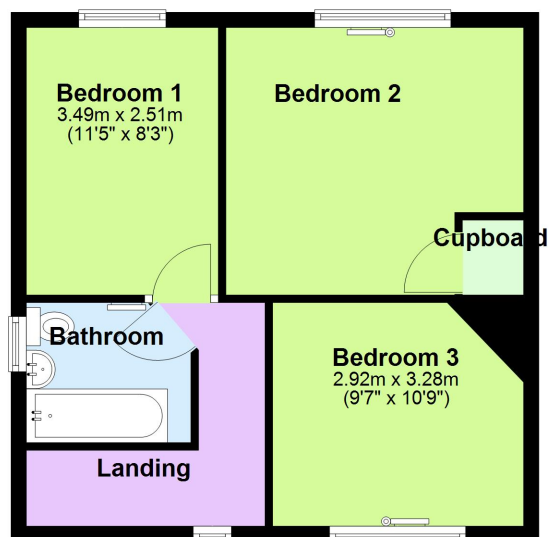
Strictly by appointment with sole selling agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

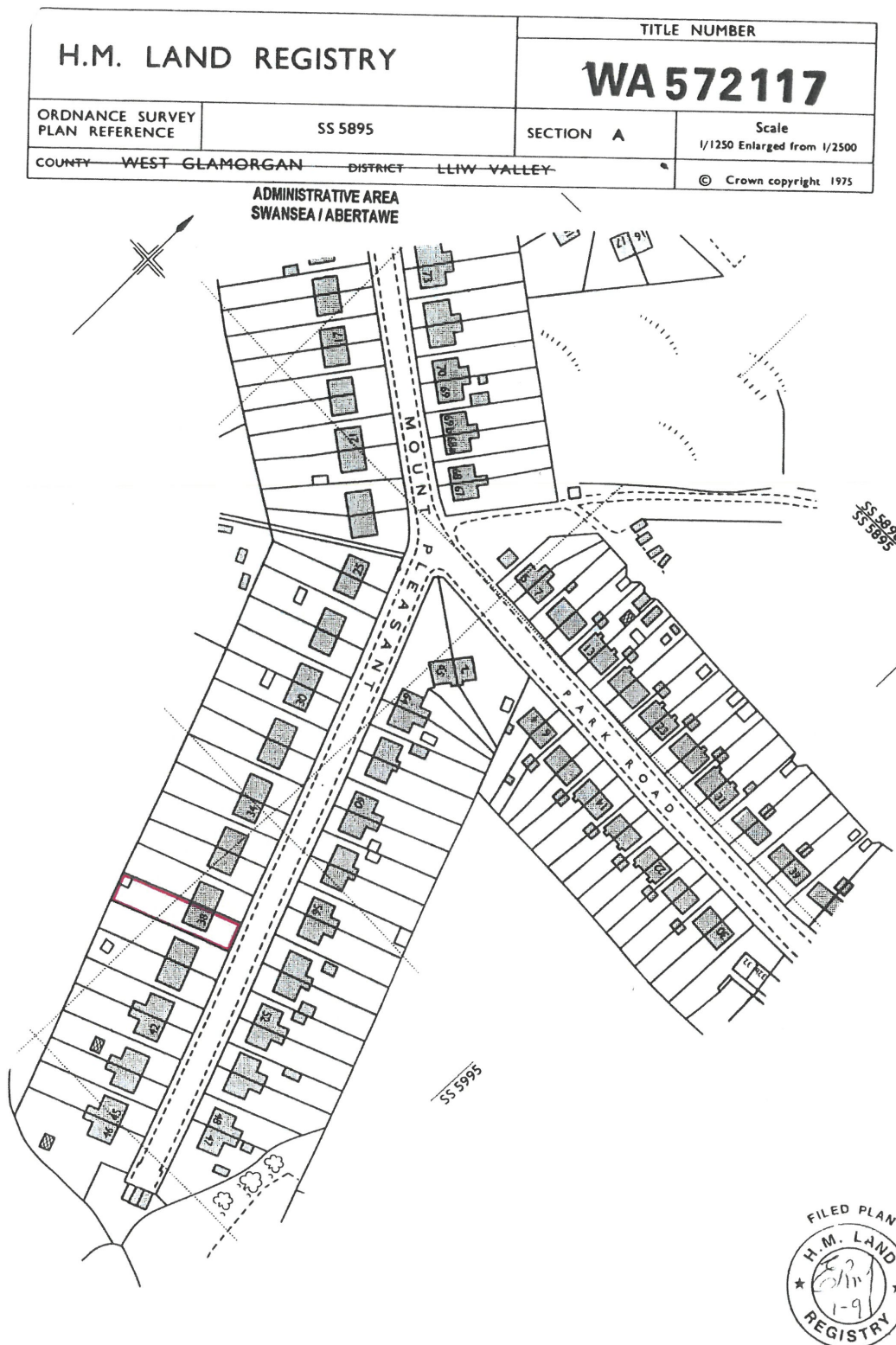
Ground Floor



First Floor



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)
38 Mount Pleasant, Gowerton



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