



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

Asking Price: £310,000

- 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.

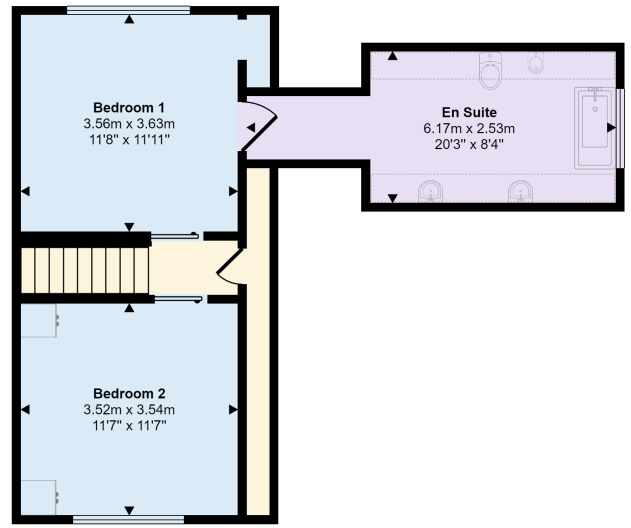
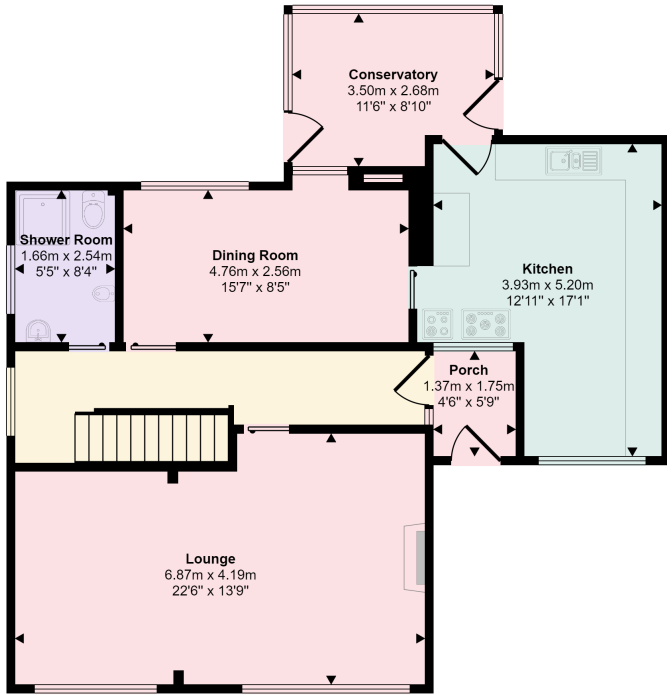
Breakfast Room

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.



Approx Gross Internal Area
133 sq m / 1435 sq ft



Ground Floor
Approx 87 sq m / 938 sq ft

First Floor
Approx 46 sq m / 497 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.

