



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

Offers invited in the region of £200,000 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 3/4 bedroomed centrally heated house with extension to rear providing additional ground floor accommodation.

Pedestrian access to front onto raised lawned garden leading to the front door. Further side access to rear garden which is mostly concreted. The property does however, in our opinion, require some limited updating.



## Full Details

### Description

A semi detached 3/4 bed roomed centrally heated house with extension to rear providing additional ground floor accommodation. Pedestrian access to front onto raised lawned garden leading to the front door. Further side access to rear garden which is mostly concreted. 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 and in close proximity to the main village of Gowerton which has many amenities and local schools nearby. About 5 miles from the City of Swansea. Location Plan attached.

### The Accommodation

UPVC double glazed windows  
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**

Gun cupboard

#### **Bathroom**

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



#### **Bedroom No. 1**

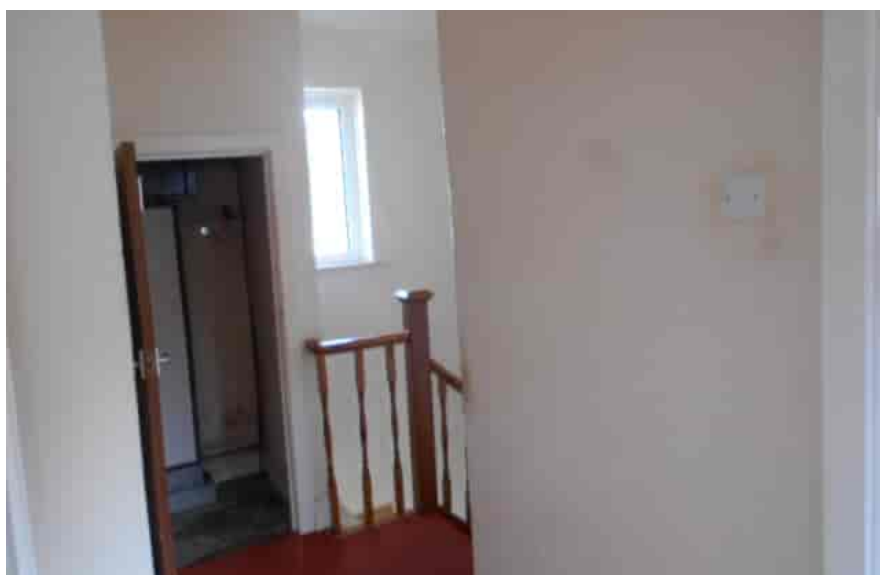
Approx. 8' 3" x 9' 0" (2.51m x 2.74m) Rear aspect. Radiator

#### **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



### **Outside**

Pedestrian access steps to front. Raised lawned garden. To the rear is a side access gate leading to concreted garden area 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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