



1 Clos Tregwyr, Gowerton, Swansea, SA4 3GU

Asking Price: £267,500

- Three Bedroom End Of Terrace
- Recently Refurbished To A High Standard Throughout
- Popular And Sought After Residential Area
- Master Bedroom With Ensuite Shower
- Low Maintenance Enclosed And Private Rear Garden
- Garage
- A Must See Property
- No Forward Chain



Entrance Hallway

Entered via double glazed front door to hallway, with staircase giving access to the first floor, tile effect laminate flooring and doors to:-

Cloakroom

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

Kitchen

A well appointed and modern fitted kitchen with a good range of matching base and wall units in high gloss light grey with marble effect work surface space and preparation area incorporating a one and half bowl ceramic sink unit with hot and cold mixer taps over, integrated, dish washer and fridge/freezer, built in fan assisted electric oven, 4 ring induction hob and extractor canopy in black over, wall mounted boiler (supplying domestic hot water and gas central heating) plumbing for automatic washing machine, tile effect laminate flooring and double glazed window to front aspect.

Lounge

A good size light and airy room, with laminate flooring, feature decorative wood panel wall, laminate flooring, under stairs storage cupboard space, double glazed window and French doors looking onto rear garden.

First Floor Landing

With attic hatch, built in storage cupboard and doors to:-

Master Bedroom

With built in wardrobe, double glazed window to front aspect and door to:-

Ensuite Shower

A three piece suite comprising walk in glazed shower cubicle housing chrome head mains shower, low level W.C, vanity wash hand basin, shaver point, part tiled walls and extractor fan.

Bedroom Two

With double glazed window to rear aspect.

Bedroom Three

With double glazed window to rear aspect.

Family Bathroom

A three piece suite in white comprising panel bath with chrome twin head mains shower over and glazed side screen, vanity wash hand basin, low level W.C, part Respatex walls, heated chrome towel rail, extractor fan, shaver point, inset spot lighting and double glazed frosted window to front aspect.

External

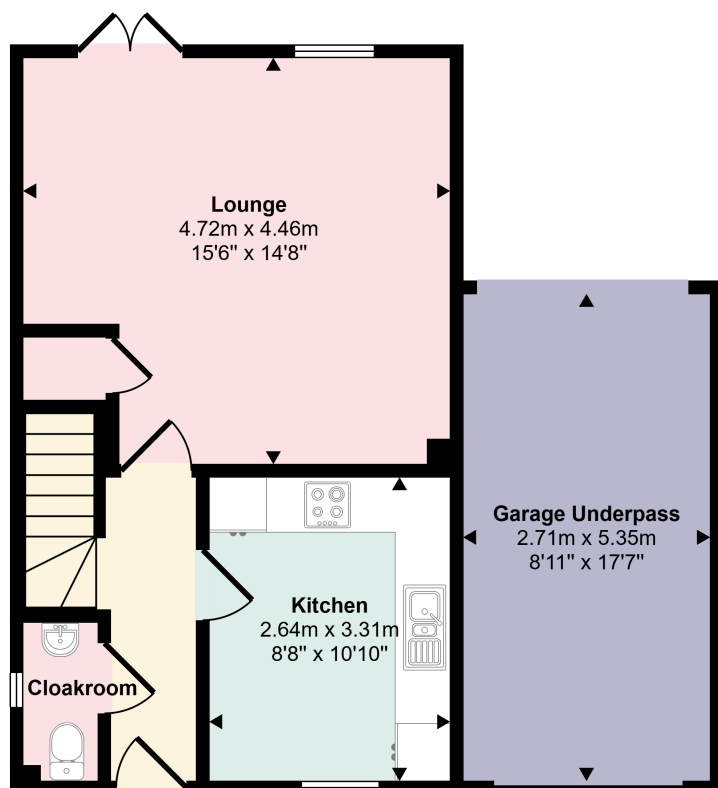
To the front, you'll find a garage with an up-and-over door providing easy access and secure parking. From here, an open underpass leads through to a delightful low-level, enclosed garden a perfect private retreat. The garden features low-maintenance artificial grass, a stylish decked area ideal for relaxing or entertaining, and beautifully arranged flower borders that add colour and character throughout the seasons. With fenced boundaries offering privacy and peace of mind, this outdoor space is designed to be enjoyed all year round.

Disclaimer

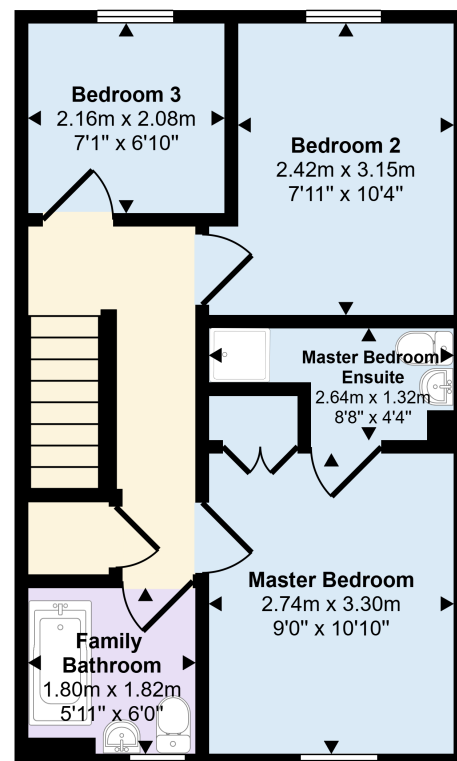
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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
90 sq m / 974 sq ft



Ground Floor
Approx 53 sq m / 566 sq ft



First Floor
Approx 38 sq m / 408 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.

