

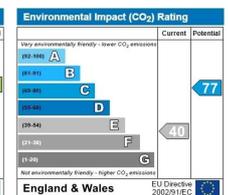
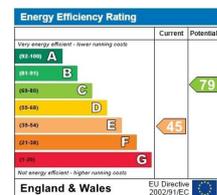


21 Woodlands, Gowerton SA4 3DP

Offers in the region of £214,950

Extended Traditional Built Three Bedroom
Semi Detached Property
Three Reception Rooms
Spacious Versatile Accommodation
EER E 45

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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SS/WJ/76527/230720

DESCRIPTION

A well presented and extended three bedroom semi-detached property situated on a quiet no through road in the heart of Gowerton. The property offers itself as an ideal family home, and is conveniently located for the primary and secondary schools (both Welsh and English), and all the local amenities of Gowerton, including the cycle track and M4 motorway. The railway station is also within walking distance of the property. The spacious accommodation comprises entrance hallway leading to a lounge, sitting room with an inner hallway then leading to a breakfast room that is open plan effect to both conservatory and modern fitted kitchen with integral appliance, whilst to the first floor there are three bedrooms and a white bathroom suite. The property also benefits from gas central heating (choice of gas central heating or underfloor heating), double glazed windows and doors, off road parking to the front and a low maintenance enclosed rear garden with storage area. No Forward Chain.

ENTRANCE HALLWAY

Entered via double glazed door to front, medium oak effect laminate flooring, dado rail, spindle staircase to first floor, doors to;

LOUNGE

13'9 x 13'8 (4.19m x 4.17m)
Feature pebble effect gas fire within chrome insert, wooden mantle and matching back panel and hearth, fitted shelves to recess with built-in storage cupboard below, double glazed bay window to front.

SITTING ROOM

13'1 x 12'3 (3.99m x 3.73m)
Two double glazed windows to side, double glazed French doors opening onto conservatory.

INNER HALLWAY

BREAKFAST ROOM

12'1 x 8'7 (3.68m x 2.62m)

Medium oak effect laminate flooring, fitted wall lights, French doors giving access back to sitting room, open plan effect to;

CONSERVATORY

13'4 x 8'6 (4.06m x 2.59m)
Brick plinth, double glazed windows, under heating French doors lead out to the rear garden, polycarbonate strengthened roof, open plan to;

KITCHEN

13'5 x 8'8 (4.09m x 2.64m)
A well appointed and modern fitted kitchen with a good range of wall and base units with worktop over, 1½ bowl sink unit with mixer tap, ceramic tiled flooring, part tiled walls, built-in wine rack, fan assisted electric oven and matching built-in microwave unit, plumbing for washing machine, integral fridge, freezer and dishwasher, coved ceiling, 4 ring De Dietrich induction hob and stainless steel extractor canopy over, double glazed window and door to side.

FIRST FLOOR LANDING

Dado rail, attic hatch (fully boarded), doors to;

BEDROOM ONE

16'1 x 16'2 (4.90m x 4.93m)
Two double glazed windows to front, and underfloor heating.

BEDROOM TWO

12'4 x 11'7 (3.76m x 3.53m)
Double glazed tilt and turn window looking onto rear garden.

BATHROOM

12'2 x 6'7 (3.71m x 2.01m)
White three piece suite comprising curved bath with modesty glazed side screen and shower over, contemporary wash hand basin with mixer tap, low level WC, ceramic tiled flooring, part tiled walls, heated chrome towel rail, inset spotlighting, tilt and turn double glazed window to side, small double glazed picture window to side.

BEDROOM THREE

12'9 x 8'6 (3.89m x 2.59m)
Attic hatch, wall mounted gas fired Baxi boiler servicing the

domestic hot water and central heating system, double glazed window to rear.

EXTERNALLY

To the front is a block paved driveway suitable to park at least two vehicles. Gated side access leads to the level enclosed rear garden with feature decked area, half lawn area, mature trees and outside storage area. Security lighting and garden tap. Gate to rear pedestrian lane.

SERVICES

Mains services are connected to the property.

AGENTS NOTE

The property benefits from Nuair Positive pressure ventilation system (ppvs)

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Killay proceed to the mini roundabout and turn left onto Goetre Fawr Road. Proceed on this road until it becomes Dunvant Road, and drop down the hill into Dunvant Square. Turn right at the mini roundabout and proceed along Garrod Avenue. Pass Gowerton Comprehensive school on the left and proceed to the next junction, turn right and proceed to the traffic lights, turn right and then right again into Woodlands Terrace where the property is located towards the end of the road on the right hand side.