

17 Gower Rise, Gowerton

£430,000

ASTLEYS
SALES AND LETTINGS



17 Gower Rise

Gowerton, Swansea

Situated in the popular and well established village of Gowerton, this impressive four bedroom detached family home offers spacious and versatile accommodation extending to approximately **1,647 sq. ft.**, making it an excellent choice for growing families seeking both space and convenience. The property welcomes you via an entrance hallway and wc, leading to three separate reception rooms comprising a comfortable sitting room, lounge/dining room with access through to a conservatory overlooking the rear garden and a kitchen/breakfast room. To the first floor are four well proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room, alongside a family bathroom.



17 Gower Rise

Gowerton, Swansea

Externally, the property enjoys an attractive frontage with a lawned garden, brick-laid driveway providing off-road parking and a garage. To the rear is an enclosed garden featuring a combination of lawn, patio and decking areas, complemented by established planting, creating an ideal space for outdoor dining, entertaining and family enjoyment. The location is a particular highlight, with Gowerton offering a strong sense of community, a range of local shops and everyday amenities, together with well-regarded primary and secondary schools. Gowerton railway station provides convenient transport links, while the M4 corridor is readily accessible for commuters. The beautiful Gower Peninsula, with its award-winning beaches, scenic coastal walks and open countryside, is also within easy reach, while Swansea city centre offers a wider range of shopping, leisure and entertainment facilities.

An excellent opportunity to acquire a spacious detached family home in a popular village location, combining generous accommodation with excellent local amenities and convenient transport links







Ground Floor

Hallway
Dimensions: 5.50m x 2.31m (18'0" x 7'6"). Entered through the front door, the hallway provides a welcoming introduction to the home, with a staircase rising to the first floor. Finished with laminate flooring and complemented by a radiator.

Sitting Room
Dimensions: 5.50m x 2.79m (18'0" x 9'1"). Double glazed window to front, laminate flooring, radiator.

Living Room
Dimensions: 4.66m x 3.51m (15'3" x 11'6"). A reception room featuring a double glazed bay window to the front. The fireplace provides a focal point with space for a log burner, while laminate flooring and a radiator complete the room.

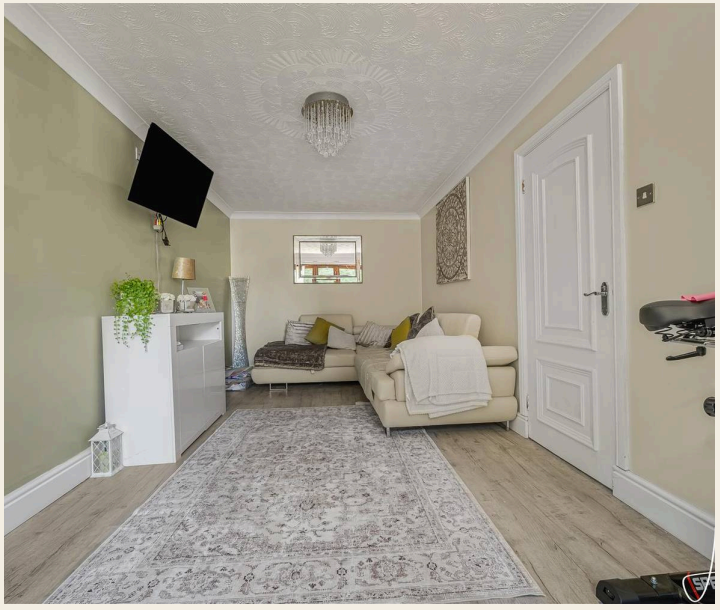
Dining Room
Dimensions: 3.51m x 2.72m (11'6" x 8'11"). Sliding doors leading to the rear garden, laminate flooring, radiator.

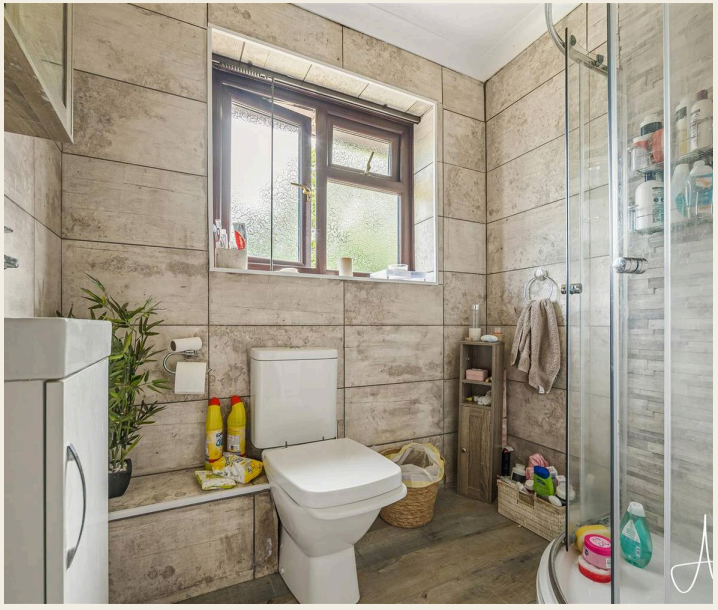
Kitchen/Breakfast Room
Dimensions: 3.54m x 5.20m (11'7" x 17'0"). The kitchen is fitted with a range of base and wall units with worktops over, offering ample storage and preparation space. A 1+1/2 bowl sink is set beneath two double glazed windows to the rear, bringing in natural light and a pleasant outlook to the garden. Integrated appliances include a fridge freezer, dishwasher, washing machine and built in electric eye level double oven with electric hob and extractor hood above. Laminate flooring and a radiator complete the space, creating a practical and well arranged setting for everyday use.

Conservatory
Dimensions: 3.31m x 2.38m (10'10" x 7'9"). Double glazed windows to front, side and rear, laminate flooring.

WC
Fitted two piece suite comprising hash hand basin and WC. Laminate flooring, radiator, frosted double glazed window to side.







First Floor

Landing
Dimensions: 2.82m x 2.23m (9'3" x 7'3"). Fitted carpet.

Master Bedroom
Dimensions: 4.28m x 5.12m (14'0" x 16'9"). Double glazed window to front, fitted wardrobes, laminate flooring, radiator.

En-suite Shower Room
Dimensions: 1.56m x 2.00m (5'1" x 6'6"). Fitted a three piece suite comprising a shower cubicle, wash hand basin and WC. Tiled walls, with laminate flooring and a frosted double glazed window to the front.

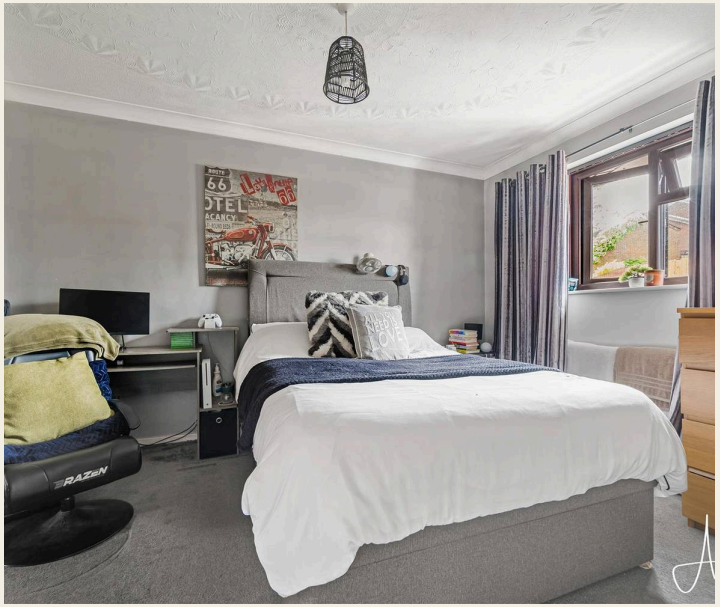
Bedroom 2
Dimensions: 3.76m x 3.59m (12'4" x 11'9"). Double glazed window to front, fitted carpet, radiator.

Bedroom 3
Dimensions: 3.63m x 2.62m (11'10" x 8'7"). Double glazed window to rear, fitted carpet, radiator.

Bedroom 4
Dimensions: 4.75m x 2.79m (15'7" x 9'1"). Double glazed window to rear, fitted wardrobe with sliding doors, fitted carpet, radiator.

Bathroom
Dimensions: 1.83m x 2.72m (6'0" x 8'11"). Three piece suite comprising a bath with shower over, wash hand basin and WC. The room is finished with tiled walls and flooring, a heated towel rail and a frosted double glazed window to the rear.







GARDEN

Outside, the frontage is neat and inviting, with a lawn, brick laid driveway and garage. To the rear, the enclosed garden has been arranged with a balance of lawn, patio and decking, creating a setting that works equally well for children at play or relaxed outdoor dining, framed by established planting.

Driveway

1 Parking Space

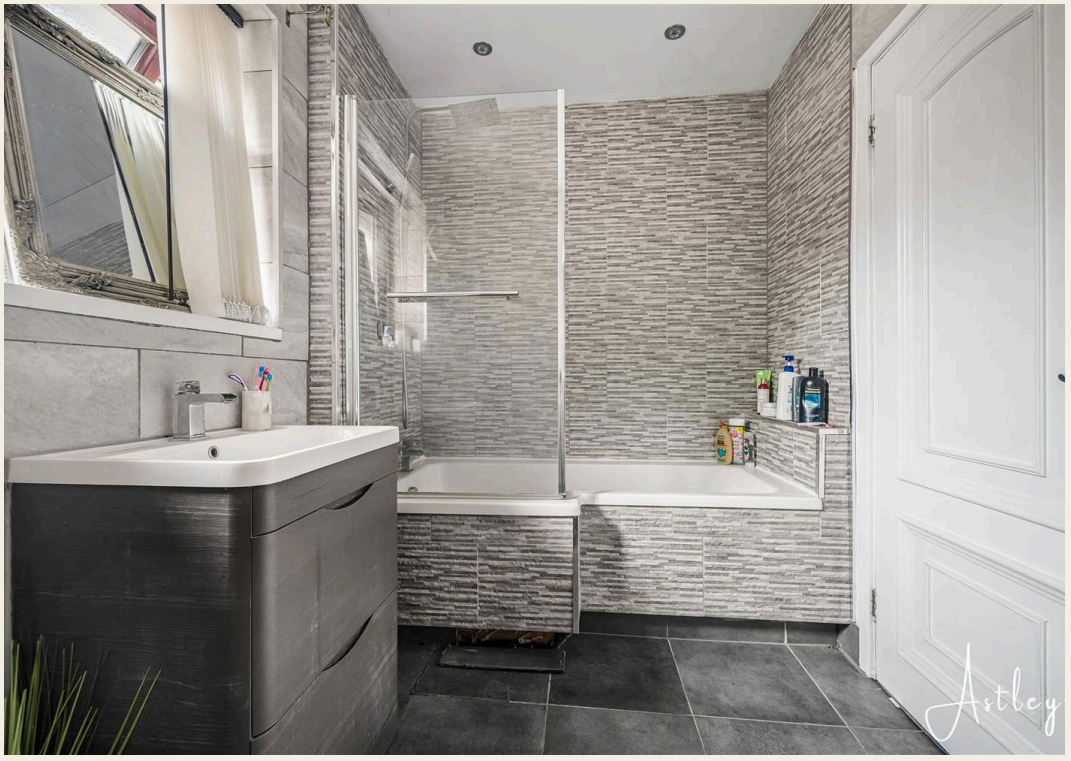
Garage

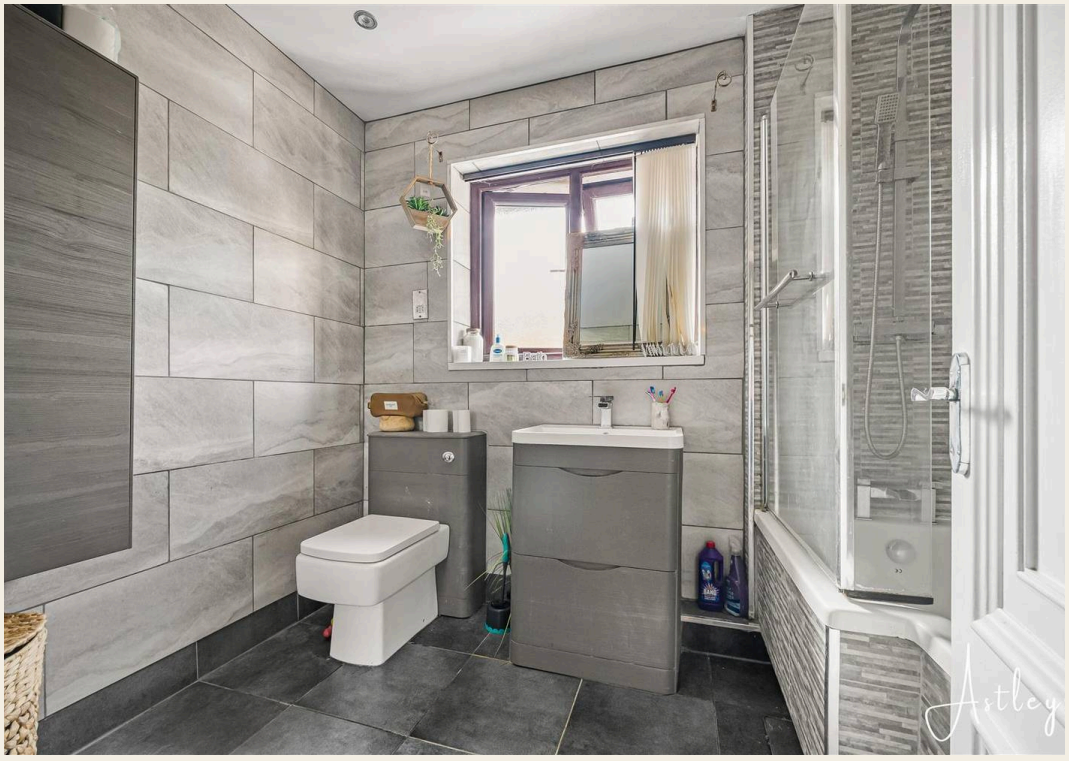
Single Garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





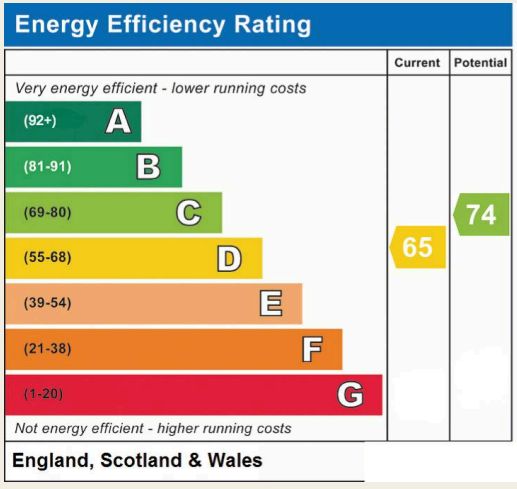


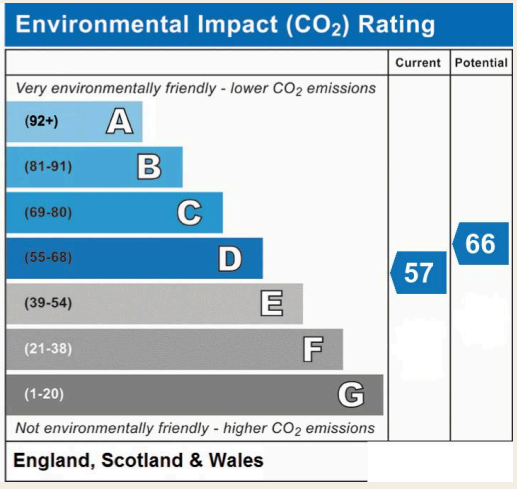


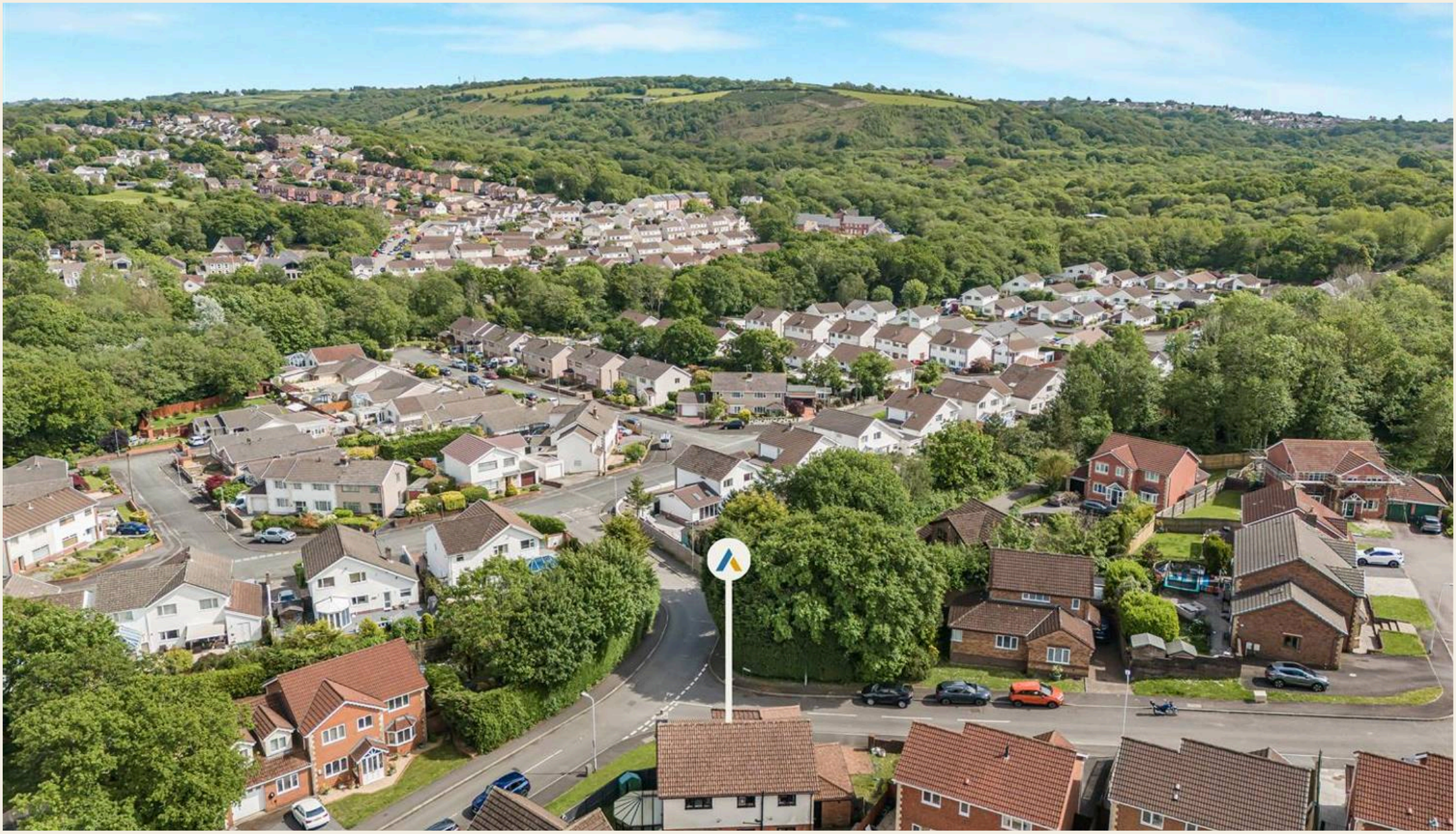





Ground Floor
Kitchen/Breakfast Room
Dining Room
Conservatory
Garage
Sitting Room
Hallway
Living Room
WC
First Floor
Bedroom 4
Bathroom
Bedroom 3
Landing
Bedroom 2
Master Bedroom
En-suite Shower Room


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
74
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
57
66
England, Scotland & Wales



Astleys Swansea

Astleys, 21 Walter Road - SA1 5NQ

01792655891 • swansea@astleys.net • www.astleys.net/

ASTLEYS
SALES AND LETTINGS