



7 William Bowen Close
Gowerton, Swansea, SA4 3HE
£1,200 PCM



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A FOUR BEDROOM UNFURNISHED DETACHED HOME with a GARAGE, OFF ROAD PARKING AND an ENCLOSED GARDEN

From the Entrance Hall there is a Downstairs WC, a Lounge Dining Room with Patio Doors and a Fitted Kitchen/Breakfast Room with rear access to the Enclosed Back Garden (Please note that there is a Tree Preservation Order in place and the Oak Trees within the garden cannot be cut) The Four Bedrooms and the Family Shower Room are located on the First Floor with additional benefits to include Gas Central Heating and a Utility Area in the Garage which has a Washing Machine, Tumble Dryer and a Freezer. In addition there is a Cooker and a Dish Washer in the Kitchen.

The location is midway between Swansea and Llanelli providing good access to both locations as well as North Gower and the M4 Junction 47.

Additional benefits include Gas Central Heating from a recently updated boiler and new carpets in the lounge and the bedrooms.

AVAILABILITY IS IMMEDIATE and FOR VIEWINGS PLEASE CALL SMITHS LETTINGS COUNCIL TAX BAND E

Kitchen/Breakfast Room
15'11" x 8'8" (4.863 x 2.644)

Lounge/Dining Room
21'4" x 12'3" (6.513 x 3.736)





Downstairs WC

6'4" x 2'9" (1.947 x 0.854)

Shower Room

8'7" x 5'9" (2.633 x 1.777)

Bedroom !

12'3" x 9'0" (3.737 x 2.744)

Bedroom 2

12'0" x 8'11" (3.659 x 2.722)

Bedroom 3

10'2" x 8'11" (3.103 x 2.726)

Bedroom 4

8'11" x 8'0" (2.721 x 2.447)



Floor Plan

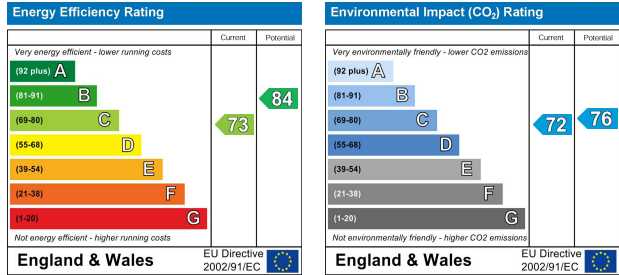
Area Map



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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