



138 Borough Road, Loughor, Swansea, SA4 6RY

Offers Over £250,000

Situated in the popular area of Loughor, this well-presented three-bedroom semi-detached property offers spacious accommodation, with off road parking to the front and additional parking to the rear, this home is ideal for families and first-time buyers. Loughor is well regarded for its strong sense of community and convenient access to local shops, schools and everyday amenities, as well as good transport links to Swansea city centre, Gorseinon and the M4 corridor. The scenic Loughor Estuary and coastal walks are also within easy reach. The ground floor accommodation comprises an inviting entrance hall leading into a generous lounge/dining room with a log burner. The kitchen/breakfast room offers ample storage and worktop space, with room for informal dining. A door from the kitchen leads into a bright sunroom, which overlooks the rear garden and provides direct access outside, creating a lovely additional reception area filled with natural light. To the first floor are three bedrooms along with a spacious, modern family bathroom featuring both a bath and a walk-in shower. Externally, the property benefits from an enclosed rear garden, providing a private and secure outdoor space ideal for children, pets or summer gatherings. To the rear, there is also an additional parking space suitable for a small car, complementing the off-road parking at the front. Viewing is highly recommended to fully appreciate the space, layout and excellent location this lovely home has to offer.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, staircase to first floor and door leading into the lounge/dining room.

Lounge/Dining Room 21'5" x 12'1" (6.53m x 3.69m)



The lounge is a bright and welcoming reception room featuring a double glazed bay window to the front, along with additional double glazed windows to the side and rear, allowing for an abundance of natural light throughout. A charming log burner creates a cosy focal point, the room is fitted with a radiator and a door provides convenient access through to the kitchen.



Kitchen/Breakfast Room 13'8" x 8'11" (4.16m x 2.71m)



Leading from the lounge, the kitchen is fitted with a range of wall and base units with worktop space over, incorporating a stainless steel sink unit positioned beneath a double glazed window overlooking the rear garden. There are tiled splashbacks, plumbing for a washing machine, space for a tumble dryer and fridge/freezer, as well as a built-in electric double oven and five-ring gas hob with extractor hood above. The kitchen also benefits from an understairs storage cupboard and a door providing access to the sunroom.

Sun Room



The sunroom is a bright and versatile space featuring double glazed windows to the side and rear, allowing plenty of natural light to flow in while offering pleasant views of the garden. The room benefits from a radiator for year round comfort, tiled flooring and a door providing direct access to the rear garden.

First Floor

Landing

Access to loft which is partly boarded with a pull down ladder, airing cupboard housing the boiler.

Bedroom 1 10'2" x 9'10" (3.10m x 3.00m)



Double glazed bay window to front, laminate flooring, radiator.

Bedroom 2 11'0" x 9'11" (3.35m x 3.02m)



Double glazed window to rear, radiator.

Bedroom 3 5'0" x 5'11" (1.53m x 1.81m)



Double glazed window to front, storage cupboard, radiator.

Bathroom



The bathroom is a spacious and modern four-piece suite comprising a roll-top bath, wash hand basin, WC, and a fully tiled walk-in shower area. The room is

complemented by ceiling spotlights, radiator and a frosted double-glazed window to the side.



External



Externally, to the front of the property there is a driveway providing off road parking for two vehicles, along with side access leading to the rear garden.

The enclosed rear garden features a patio area directly off the sunroom, ideal for outdoor seating and entertaining, which leads onto a lawned garden with shrub borders. To the rear, there is gated access and space suitable for parking a small car, accessed via Pen Y Cae Lane.

Rear Garden



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas. Mains Water.

Parking - Driveway

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 13 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

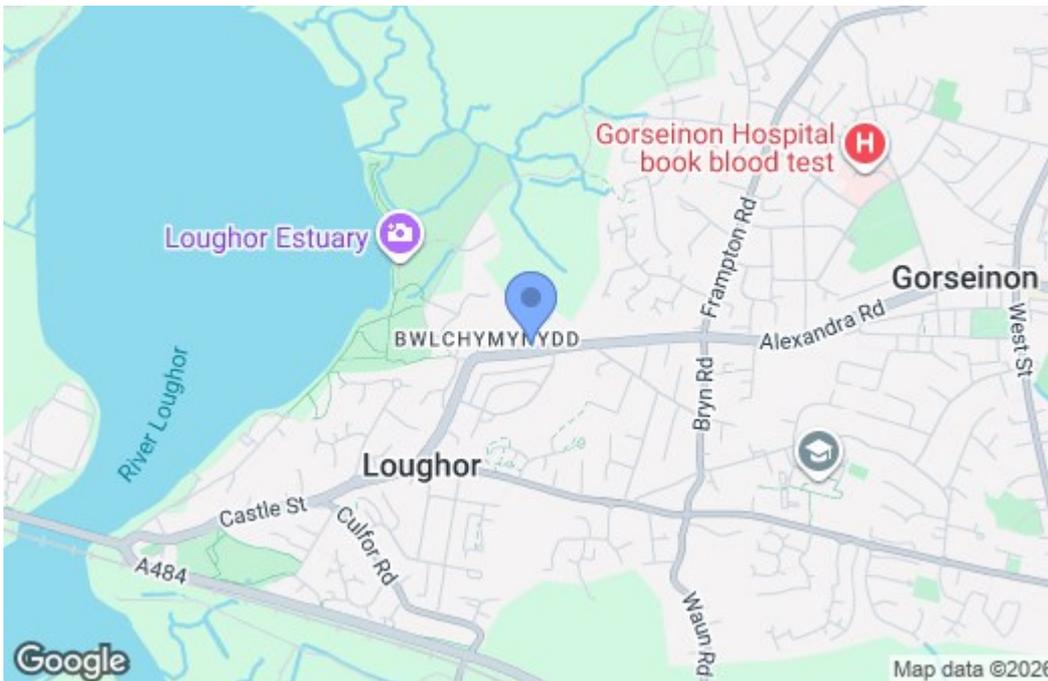
Aerial Images



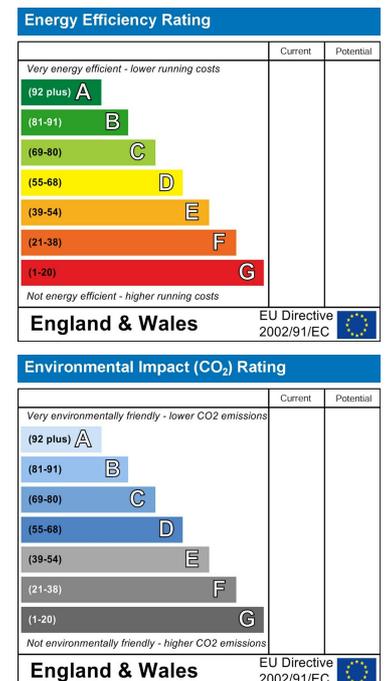
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.