



## 15 Woodlands Road, Loughor, Swansea, SA4 6PS

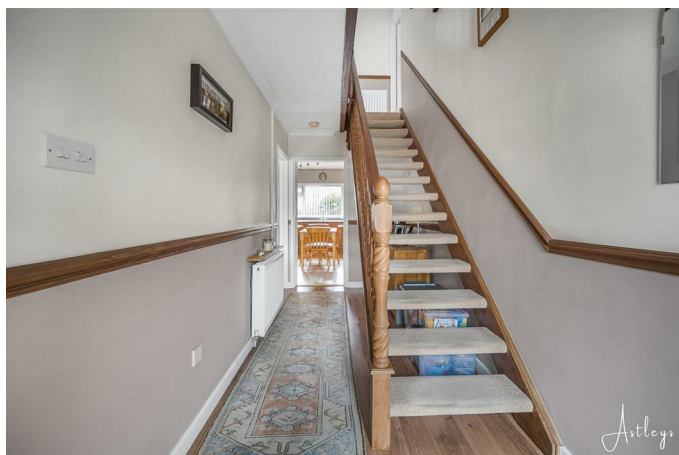
**£350,000**

Located in the sought-after area of Loughor, Swansea, this delightful detached home presents an excellent opportunity for families seeking a spacious, versatile and well-presented property within close proximity to a range of local amenities, schools and transport links. The property offers a generous and thoughtfully arranged layout, featuring two inviting reception rooms that provide ample space. Upon entering, you are welcomed by a bright and airy entrance hall leading to a well-appointed lounge, as well as a separate dining room complete with patio doors opening directly onto the beautifully maintained rear garden. The kitchen/breakfast room provides direct access to a useful utility room and a separate WC, enhancing the practicality of family living. To the first floor, the property comprises four well proportioned bedrooms, including three comfortable double bedrooms and a further single bedroom. The family bathroom is spacious and well presented, providing a comfortable and relaxing environment. Externally, the property continues to impress. To the front, a block-paved driveway offers ample off-road parking and leads to a garage fitted with an electric up-and-over door, power and lighting, and housing the central heating boiler. Side access leads through to the rear garden. The rear garden has been designed with low maintenance in mind, featuring paved areas, raised flower beds and outdoor lighting. Steps lead up to a decked patio area, creating an ideal space for outdoor dining and entertaining, along with a garden shed providing additional storage. Perfectly positioned in a popular residential location, the property is within easy reach of local shops, schools and amenities, making it an ideal family home in a highly convenient setting.

## The Accommodation Comprises

### Ground Floor

#### Hall



The hallway entrance features a front door with a side window allowing for natural light, complemented by laminate flooring and a decorative dado rail. A staircase rises to the first floor and radiator.

#### Lounge 15'9" x 15'6" (4.81m x 4.72m)



The spacious lounge features a double glazed bay window to the front elevation, allowing plenty of natural light, together with a dado rail, coving to the ceiling, radiator and door leading into the dining room.

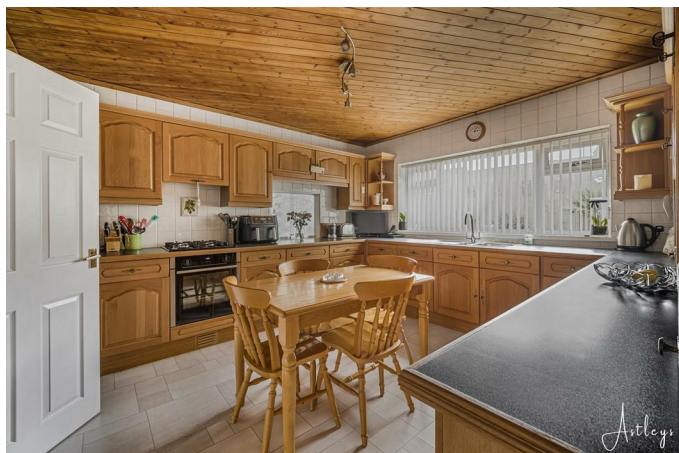


#### Dining Room 12'10" x 10'8" (3.92m x 3.24m)



The dining room is well presented with a dado rail and decorative coving to the ceiling, radiator and double glazed patio doors provide access to the rear garden and allow for plenty of natural light.

### Kitchen/Breakfast Room 12'10" x 12'0" (3.92m x 3.66m)



The kitchen/breakfast room is fitted with a range of wall and base units incorporating a 1½ bowl stainless steel sink unit positioned beneath a double glazed window overlooking the rear garden. Complemented by tiled splashbacks, the kitchen also benefits from a built-in electric oven and four ring gas hob with extractor hood over. Additional features include a radiator and access through to the utility room and WC.



### Utility Room 12'10" x 4'6" (3.92m x 1.36m)



The utility room is fitted with a wall unit and worktop space, with plumbing for a washing machine and additional space for a fridge, freezer and tumble dryer. A double glazed window to the rear provides natural light, while a radiator adds comfort. A double glazed door to the side gives access to the garden, with an additional door leading to the WC.

### WC



Two piece suite comprising, wash hand basin and WC. Tiled walls, radiator, frosted double glazed window to side.

### First Floor

#### Landing

Access to loft, laundry cupboard which has radiator.

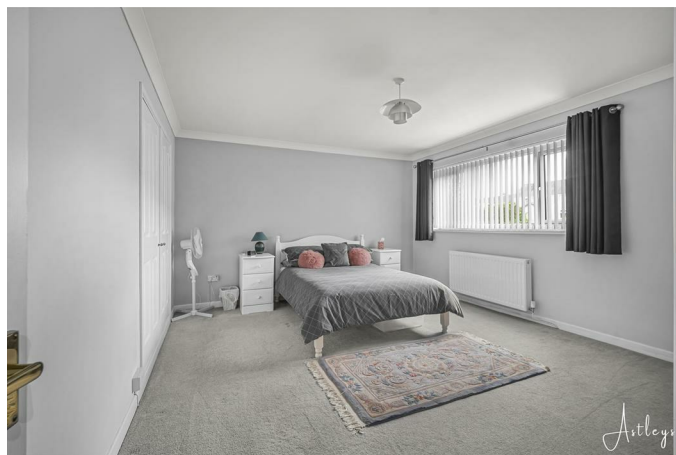
**Bedroom 1 14'5" x 14'11" (4.40m x 4.55m)**



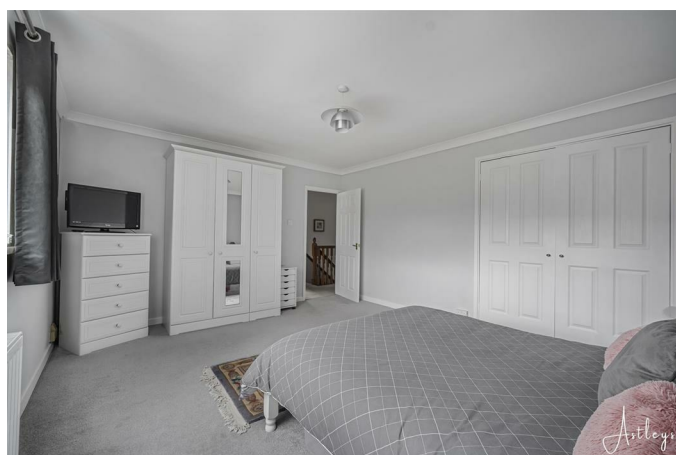
Double glazed window to front, radiator.



**Bedroom 2 14'2" x 15'5" (4.33m x 4.71m)**



Double glazed window to rear, built-in wardrobe, radiator.



**Bedroom 3 11'11" x 15'3" (3.62m x 4.66m)**



Double glazed window to front, radiator.

**Bedroom 4 8'4" x 8'11" (2.54m x 2.73m)**

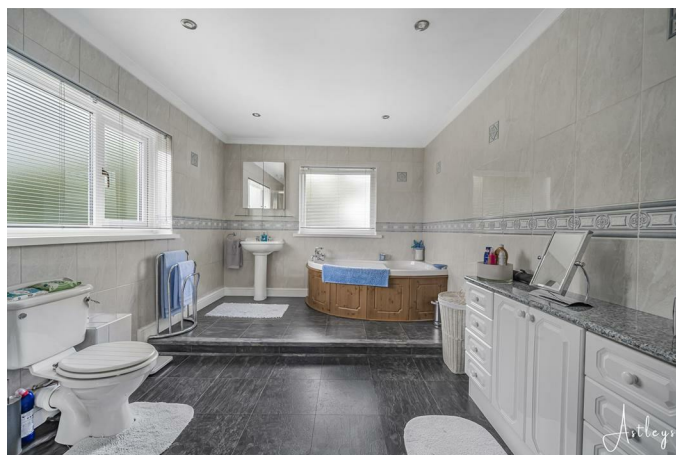


Double glazed window to side, built-in cupboard, radiator.

**Bathroom 15'3" x 9'8" (4.66m x 2.96m)**



Four piece suite comprising a tiled shower cubicle, bath, wash hand basin and WC. Tiled walls, ceiling spotlights, radiator, two frosted double glazed windows .



## External



Externally, the property benefits from a block paved driveway to the front providing ample off-road parking and leading to a garage measuring 5.10m x 2.66m. The garage is fitted with an electric up-and-over door and benefits from power and lighting, and also houses the central heating boiler. Side access from the front of the property leads through to the rear garden.

The rear garden is well presented and designed for low maintenance, featuring paved areas, raised flower beds and outdoor lighting. Steps lead up to a decked patio area, providing an ideal space for outdoor seating, and there is also a garden shed with lighting.

## Rear Garden



## Agents Note

Tenure - Freehold

Council Tax Band - E

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

Parking - Driveway & Garage

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 13 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

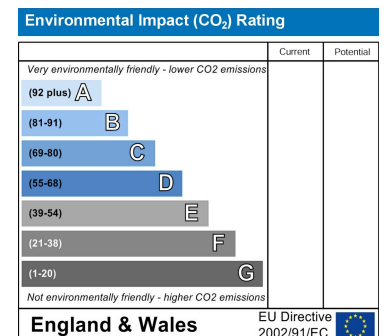
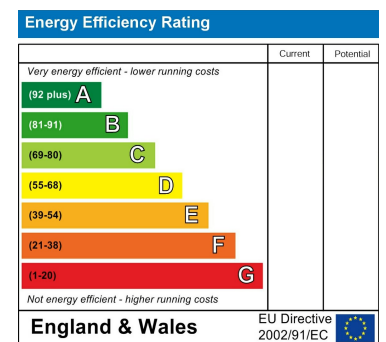
## Floor Plan



## Area Map



## Energy Efficiency Graph



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