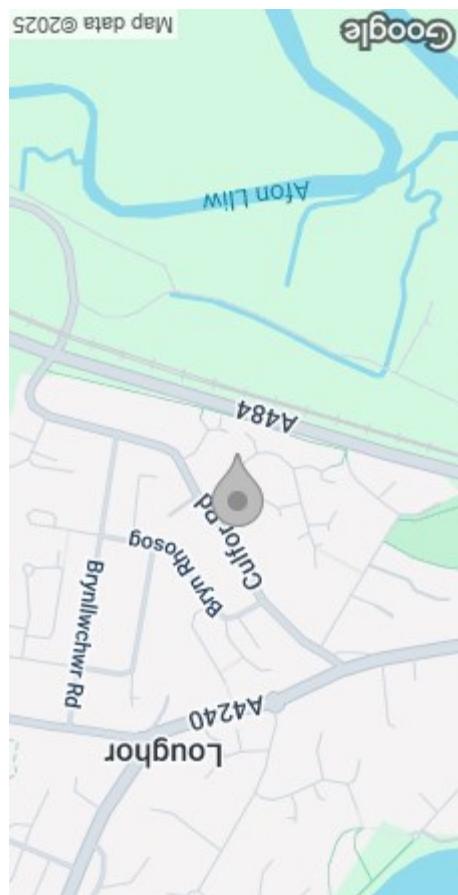
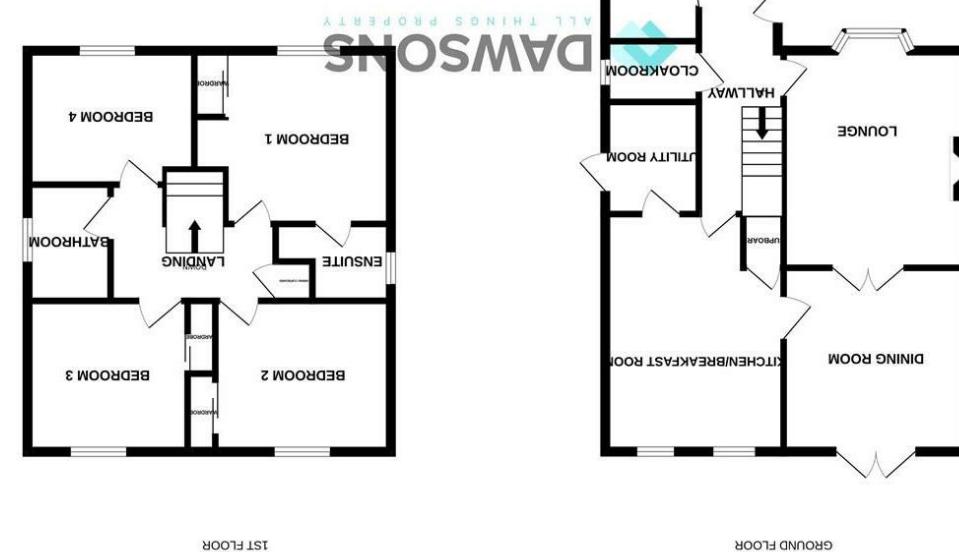


These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their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

EPC



AREA MAP



FLOOR PLAN



5 Cae Castell

Loughor, Swansea, SA4 6UJ

Offers In The Region Of £340,000



 **DAWSONS**
ALL THINGS PROPERTY

GENERAL INFORMATION

Welcome to this detached 4-bedroom family property located in the picturesque area of Cae Castell, Loughor, Swansea. This charming house boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family.

With four spacious bedrooms, including an en-suite in the master bedroom, this property offers ample space for a growing family or those who enjoy having guests over. The addition of a family bathroom and a cloakroom adds convenience and luxury to this beautiful home.

The private enclosed rear garden provides a peaceful retreat where you can unwind and enjoy the outdoors in complete privacy. Furthermore, the double garage offers plenty of space for parking or additional storage. Don't miss out on the opportunity to own this fantastic property that combines comfort, style, and functionality in one of Swansea's most sought-after locations. Contact us today to arrange a viewing and make this house your dream home!



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Study

10' x 10'5 (3.05m x 3.18m)



Cloakroom

3'7 x 5'8 (1.09m x 1.73m)

Lounge

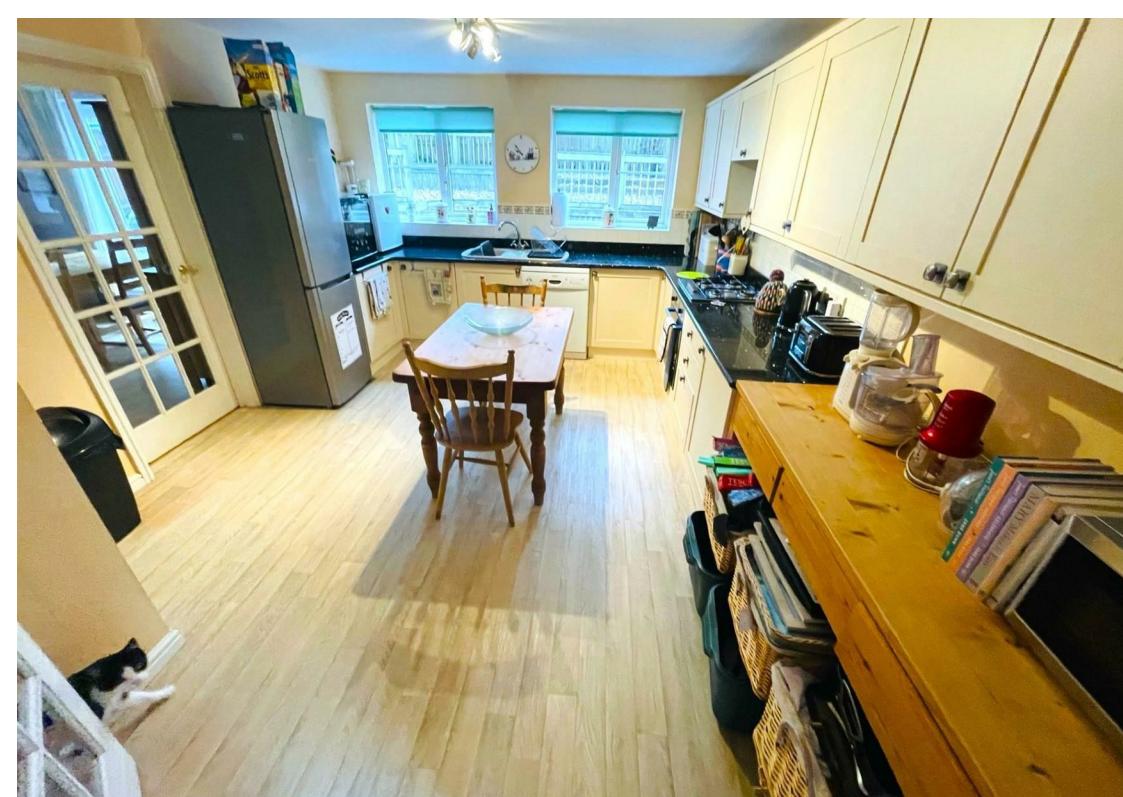
11' x 18' (into bay) (3.35m x 5.49m (into bay))

Dining Room

11'1 x 8'10 (3.38m x 2.69m)

Kitchen

14'5 x 11'9 (4.39m x 3.58m)



Utility Room
6'7 x 5'10 (2.01m x 1.78m)

First Floor

Landing

Bedroom 1

10'7 x 11'4 (3.23m x 3.45m)

En-Suite

5'2 x 7'9 (1.57m x 2.36m)

Bedroom 2

8'9 x 11'11 (2.67m x 3.63m)

Bedroom 3

8'10 x 9'3 (2.69m x 2.82m)

Bedroom 4

8'11 x 9'4 (2.72m x 2.84m)

Family Bathroom

5'7 x 6'9 (1.70m x 2.06m)

Parking

Driveway and Double garage

Council Tax Band = E

Tenure

FREEHOLD

EPC = D

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

