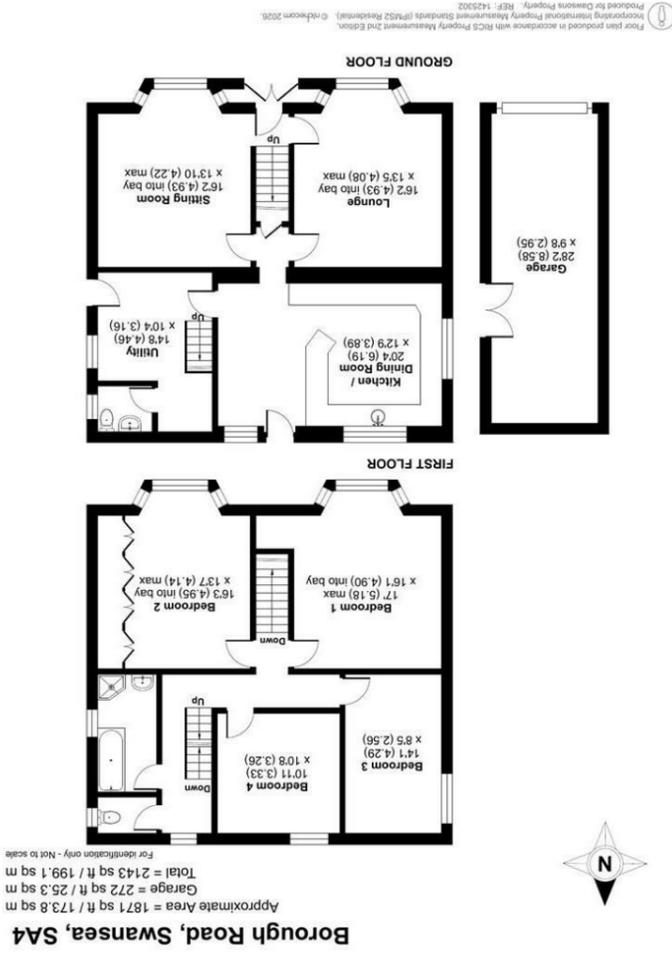
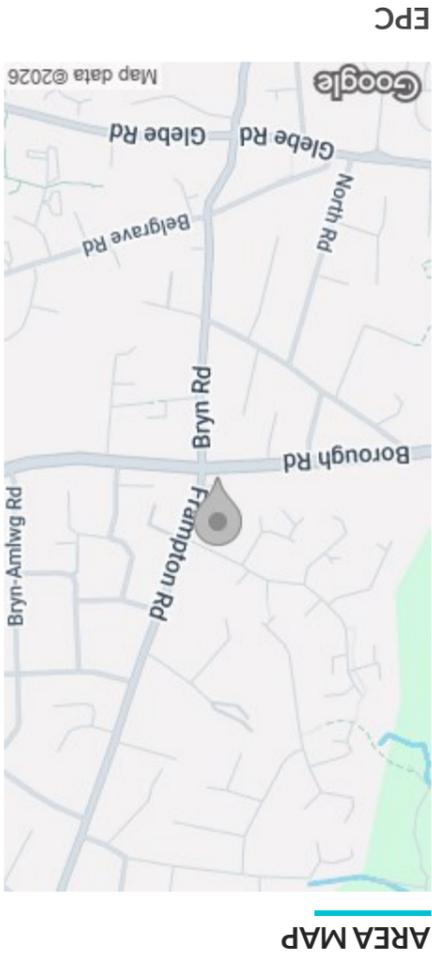


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



FLOOR PLAN



10 Borough Road
 Loughor, Swansea, SA4 6RP
Offers Around £280,000



GENERAL INFORMATION

This spacious detached house presents an excellent opportunity for those looking to create their dream home. Boasting four generous bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms offer ample room for relaxation and entertaining, while the large utility room and cloakroom add to the practicality of the layout.

The property features a double drive and a garage, providing convenient off-road parking and additional storage options. The enclosed rear garden is an ideal for barbecues or relaxing.

It is important to note that this property requires full updating and modernisation, allowing you to personalise it to your taste and style. With the potential to transform this house into a stunning home, it is a blank canvas waiting for your creative touch.

Being chain-free, this property offers a smooth transition for prospective buyers. If you are looking for a spacious family home in a desirable location, this property on Borough Road is certainly worth considering.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge

16'2" into bay x 13'4" max
(4.93m into bay x 4.08m max)

Sitting Room

16'2" into bay x 13'10" max
(4.93m into bay x 4.22m max)

Kitchen/Dining Room

20'3" x 12'9" (6.19m x 3.89m)

Utility

14'7" x 10'4" (4.46m x 3.16m)



W.C

First Floor

Landing

Bedroom 1

16'11" max x 16'0" into bay
(5.18m max x 4.90m into bay)

Bedroom 2

16'2" into bay x 13'6" max
(4.95m into bay x 4.14m max)

Bedroom 3

14'0" x 8'4" (4.29m x 2.56m)

Bedroom 4

10'11" x 10'8" (3.33m x 3.26m)

Family Bathroom

Separate W.C

Parking

2 driveways either side of property and a garage (8.58m X 2.95m)

Council Tax Band = D

EPC = D

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

