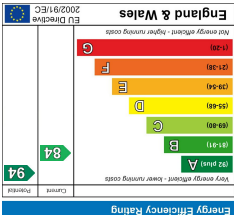
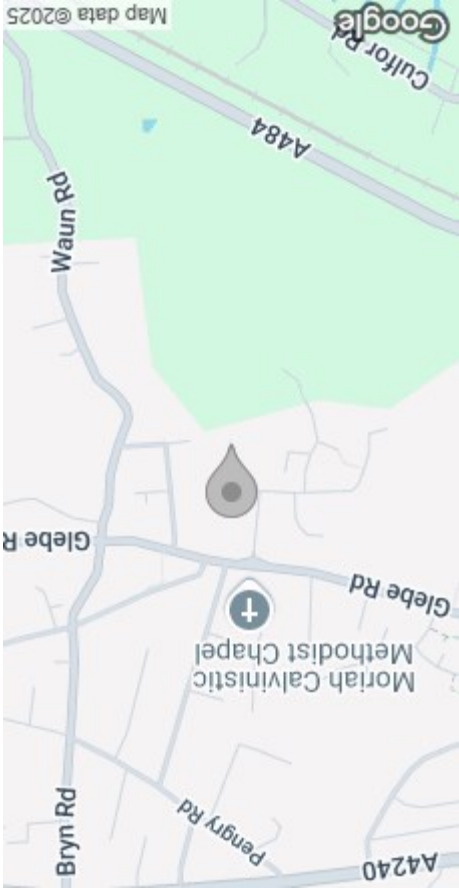


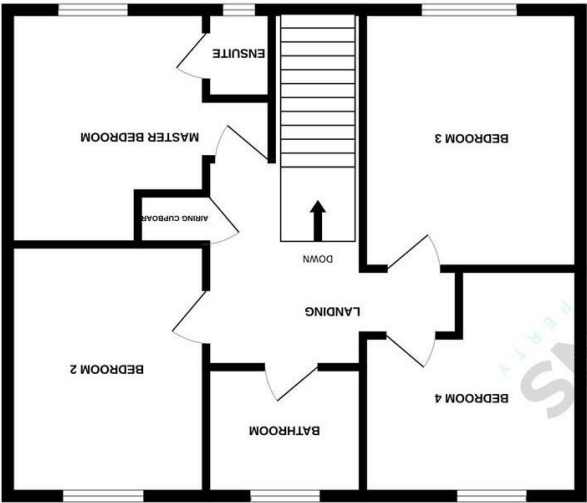
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



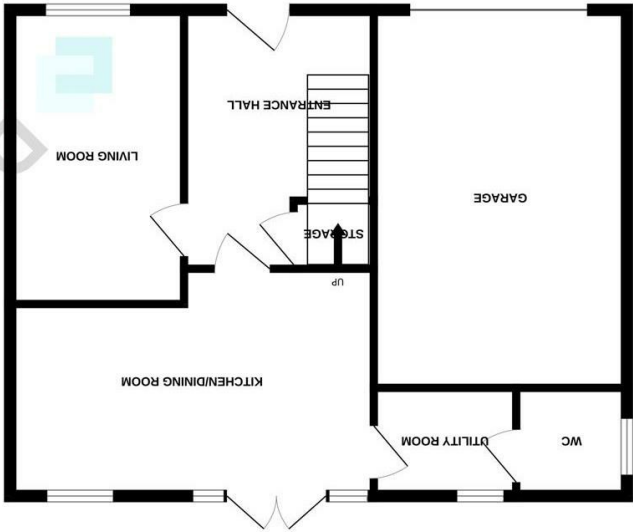
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



5 Clos Morfa Heli  
Loughor, Swansea, SA4 6AL  
Offers Around £335,000





GENERAL INFORMATION

Dawsons are pleased to welcome to the market this spacious and modern family home featuring four double bedrooms and offering plenty of room for a growing family. The property is detached, providing privacy and space. The home is located in Loughor, a desirable area known for its beautiful surroundings and convenient amenities.

Inside, the property boasts a well-designed layout. The main living areas are bright and open, creating a welcoming atmosphere. The kitchen is fully equipped with modern appliances and ample storage space, making it easy to prepare meals and entertain guests. The bedrooms are generously sized and provide a comfortable and relaxing space for everyone.

Outside, the property features a garden that is perfect for children to play in or for hosting gatherings with friends and family. Additionally, the property benefits from garage and driveway. Overall, this detached family home offers a combination of style, comfort, and convenience, making it an ideal place for a family to call home.  
Council Tax Band = E | EPC = B | FREEHOLD

FULL DESCRIPTION

Ground Floor

Entrance Hall  
11'8" x 6'1" (3.58 x 1.87)

Living Room

Kitchen/Dining Room  
17'2" x 10'9" (5.24 x 3.30)

Utility Room  
6'8" x 5'1" (2.05 x 1.57)

W.C  
5'2" x 3'1" (1.58 x 0.96)

First Floor

Landing

Master Bedroom  
13'10" x 13'1" (4.22 x 4.01)



Shower En-suite  
6'6" x 5'4" (2 x 1.64)

Bedroom 2  
9'10" x 11'7" (3 x 3.54)

Bedroom 3  
12'4" x 10'2" (3.77 x 3.12)

Bedroom 4  
10'2" x 10'2" (3.12 x 3.10)

Family Bathroom  
6'11" x 6'1" (2.13 x 1.87)

External

Garage

Additional Information

You are advised to refer to Ofcom checker for mobile signal and coverage.  
Electric - British Gas  
Gas - British Gas  
Water - Billed  
Broadband - Yes  
Broadband Supplier - Sky

Rent Charge

The rent charge is an amount of money every house is required to pay to contribute to the upkeep of the development. This will be actioned when the development is completed. Charges to be confirmed.

