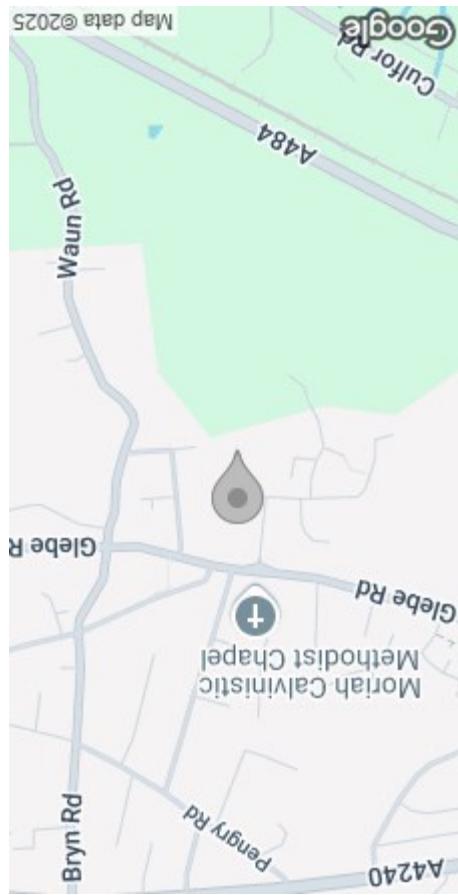
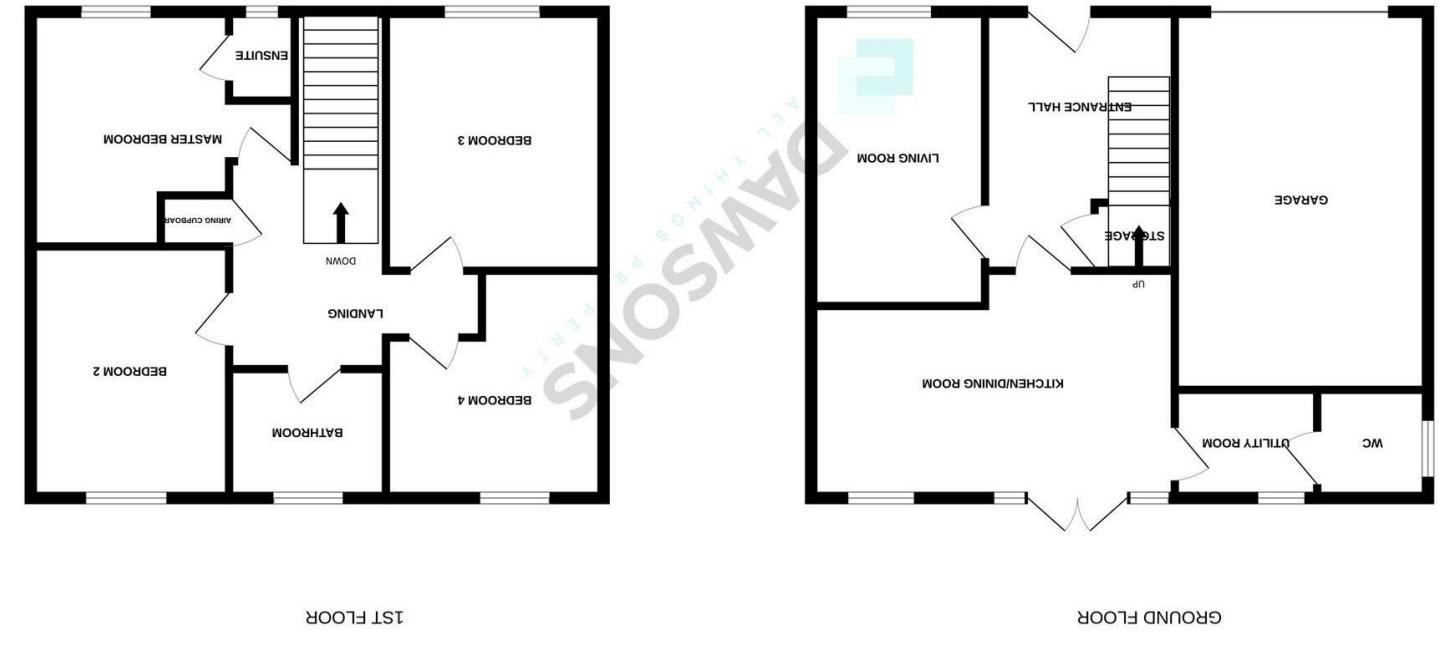


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



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)



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.

