





GENERAL INFORMATION

An attractive mid terrace property situated in Loughor. The property stands close to local amenities and is within easy access to Gowerton train station and M4 road links. The property is within easy reach of Parc William and the River Loughor which is popular with dog walkers. You enter the property into the entrance hallway, from here access is given to the good sized lounge and dining area. Continue through the lounge and you enter the kitchen which leads to the downstairs bathroom. The first floor accommodation comprises: three bedrooms. The rear garden is fully enclosed, South facing offers options for al fresco dining thanks to the paved patio area and raised decked area, the remainder of the garden is mainly laid to lawn with decorative plants and shrubbery. Viewing is a must on this ideal first time buy/investment. EPC - TBC

FULL DESCRIPTION

Ground Floor

Enter via uPVC double glazed with obscure glass panelled door into:

Hallway

Stairs to the first floor landing. Door into the lounge and dining room. Fitted carpet.

Lounge/Dining room

20'9" x 7'8" (6.35m x 2.35m )

UPVC double glazed window to front and rear. Two radiators. Wood effect flooring. Gas fireplace with fire surround. Door into kitchen. Door into under stair storage.



Kitchen

13'1" max x 8'7" (4.01m max x 2.64m )

Fitted with an arrangement of wall display, wall and base units together with pull out drawers and complementary work surface over. Inset stainless steel bowl sink and drainer with swan neck mixer tap over. Space for an oven and concealed extractor hood over. Space for a freestanding fridge freezer. Plumbed for a washing machine and dishwasher. Partly tiled walls. Radiator. Door into downstairs bathroom. Vinyl flooring. UPVC double glazed window to side. Door to the rear garden.

Bathroom

9'8" max x 8'3" max (2.96m max x 2.53m max )

Three piece suite comprising W.C, full pedestal wash hand basin with mixer tap over and panelled bath with electric shower over and glass panel side screen. Extractor fan. Loft access. Storage cupboard housing wall mounted boiler. Radiator. Vinyl flooring. UPVC double glazed window to side. Partly tiled walls.

First Floor

Landing

Loft access. UPVC double glazed window to rear. Doors to the three bedrooms. Fitted carpet.

Bedroom 1

12'0" max x 8'1" max (3.66m max x 2.47m max )

UPVC double glazed window to front. Radiator. Wood effect flooring.

Bedroom 2

9'11" x 8'9" (3.03m x 2.67m )

UPVC double glazed window to rear. Radiator. Wood effect flooring.

Bedroom 3

9'0" x 6'7" (2.75m x 2.01m )

UPVC double glazed window to front. Radiator. Wood effect flooring.

External

Rear

A fully enclosed, South facing rear garden with steps leading up to a paved patio area. Steps leading onto the lawned area which guides you the rear decked area. A mixture of mature shrubbery.