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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 1289114. © Dawson 2025.

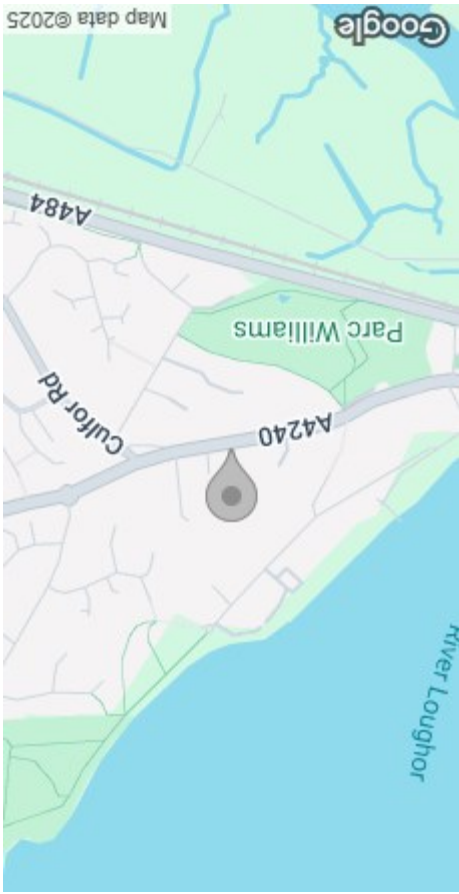


Approximate Area = 734 sq ft / 68.2 sq m  
For identification only - Not to scale

Castle Street, Loughor, Swansea, SA4

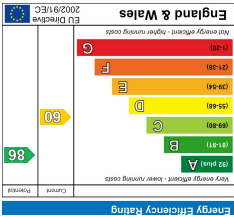


FLOOR PLAN



AREA MAP

EPC



44 Castle Street  
Loughor, Swansea, SA4 6TU  
Offers Around £139,995





GENERAL INFORMATION

Situated in Castle Street, Loughor, this delightful semi-detached cottage presents an excellent opportunity for first-time buyers or those seeking a tranquil retreat. With its inviting character, the property boasts two well-proportioned bedrooms.

As you enter, you are greeted by a warm reception room that exudes a homely atmosphere, perfect for relaxation or entertaining guests with feature stone nooks that add a touch of rustic charm . The heart of the home is the spacious kitchen/diner, this area is not only functional but also provides a lovely setting for meals or social gatherings.

The property includes a convenient downstairs shower room, enhancing its practicality for everyday living. Step outside to discover an enclosed rear garden, offering a private outdoor space for gardening, alfresco dining, or simply enjoying the fresh air.

This charming cottage combines modern comforts with traditional features, making it a wonderful place to call home. With its prime location in Loughor, you will benefit from a friendly community and easy access to local amenities. Don't miss the chance to view this lovely property, which is sure to capture your heart.

FULL DESCRIPTION

Ground Floor

Entrance

Reception Room  
14'6" max x 13'1" max (4.42m max x 4.01m max )

Kitchen/Dining Room  
16'0" x 9'8" (4.88m x 2.95m )

First Floor

Landing

Wet Room

Bedroom 1  
13'1" max x 11'3" max (4.01m max x 3.45m max )



Bedroom 2  
10'0" x 7'6" (3.07m x 2.31m )

Parking  
No on road parking

Council Tax band = B

EPC = D

Tenure  
FREEHOLD

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)  
Broadband - The current supplier is Plusnet  
Mobile - Generally there are no known issues with mobile coverage using the vendors current supplier, Giff Gaff. Weak signal in living room. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

