



| Energy Rating | Energy Efficiency Class | Energy Efficiency Score |
|---------------|-------------------------|-------------------------|
| A | 1 | 92-100 |
| B | 2 | 81-91 |
| C | 3 | 69-80 |
| D | 4 | 55-68 |
| E | 5 | 49-54 |
| F | 6 | 45-48 |
| G | 7 | 35-44 |

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and appliances shown have not been tested and no guarantee is given. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The service, quantity and appearance shown have not been tested and no guarantee is given.

EPC



AREA MAP



FLOOR PLAN



45 Castle Street
 Loughor, Swansea, SA4 6TS
Offers Around £245,000



GENERAL INFORMATION

Situated in popular Castle Street in Loughor, Swansea, this delightful three-bedroom semi-detached property presents an excellent opportunity for families and professionals alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The three bedrooms provide ample accommodation, ensuring comfort for all family members.

One of the standout features of this home is the generous rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The property is conveniently located near a local park, making it an ideal spot for leisurely strolls or outdoor activities. Additionally, the proximity to a primary school is a significant advantage for families with young children.

For those who require easy access to transport links, this property is situated close to the M4 corridor, providing excellent connectivity to Swansea and beyond. The driveway parking adds to the convenience, allowing for secure off-road parking.

In summary, this semi-detached property on Castle Street is a fantastic choice for anyone seeking a comfortable and well-located family home in Loughor. With its spacious interiors, lovely garden, and nearby amenities, it is sure to appeal to a wide range of buyers.

FULL DESCRIPTION

Ground Floor

Entrance

Porch
4'0" x 4'0" (1.23 x 1.23)

Hallway
15'1" x 2'10" (4.61 x 0.88)

Living Room
12'0" x 21'7" (3.67 x 6.60)

Kitchen
15'6" x 10'10" (4.741 x 3.32)

Sun Room
9'1" x 5'2" (2.77 x 1.60)

Basement
22'4" x 8'9" (6.82 x 2.69)



First Floor

Landing

Bedroom 1
9'2" x 15'3" (2.81 x 4.65)

Bedroom 2
11'6" x 8'11" (3.51 x 2.72)

Bedroom 3
10'5" x 8'9" (3.19 x 2.69)

Shower Room
7'9" x 6'5" (2.37 x 1.98)

Parking

Driveway

Council Tax Band = C

EPC = TBC

Tenure

Freehold

Services

Heating System - Air source heat pump
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Virgin Media (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information

Solar Panels to rear are owned by the property.

