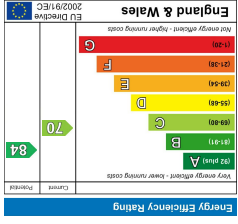
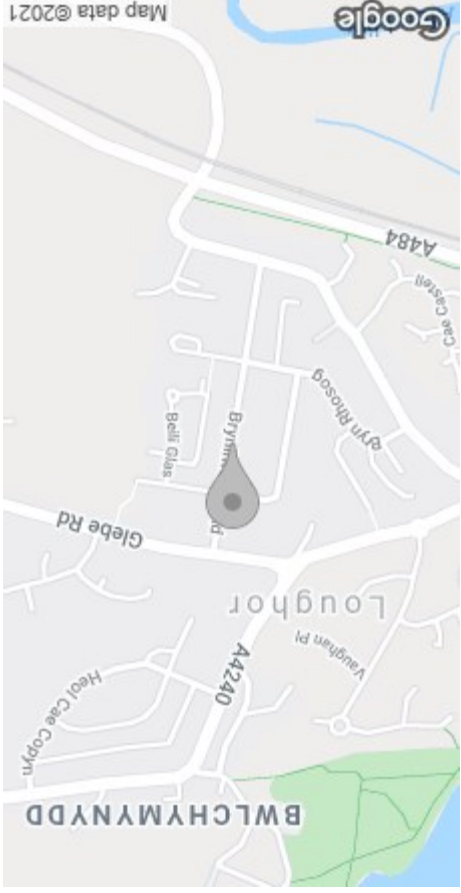


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

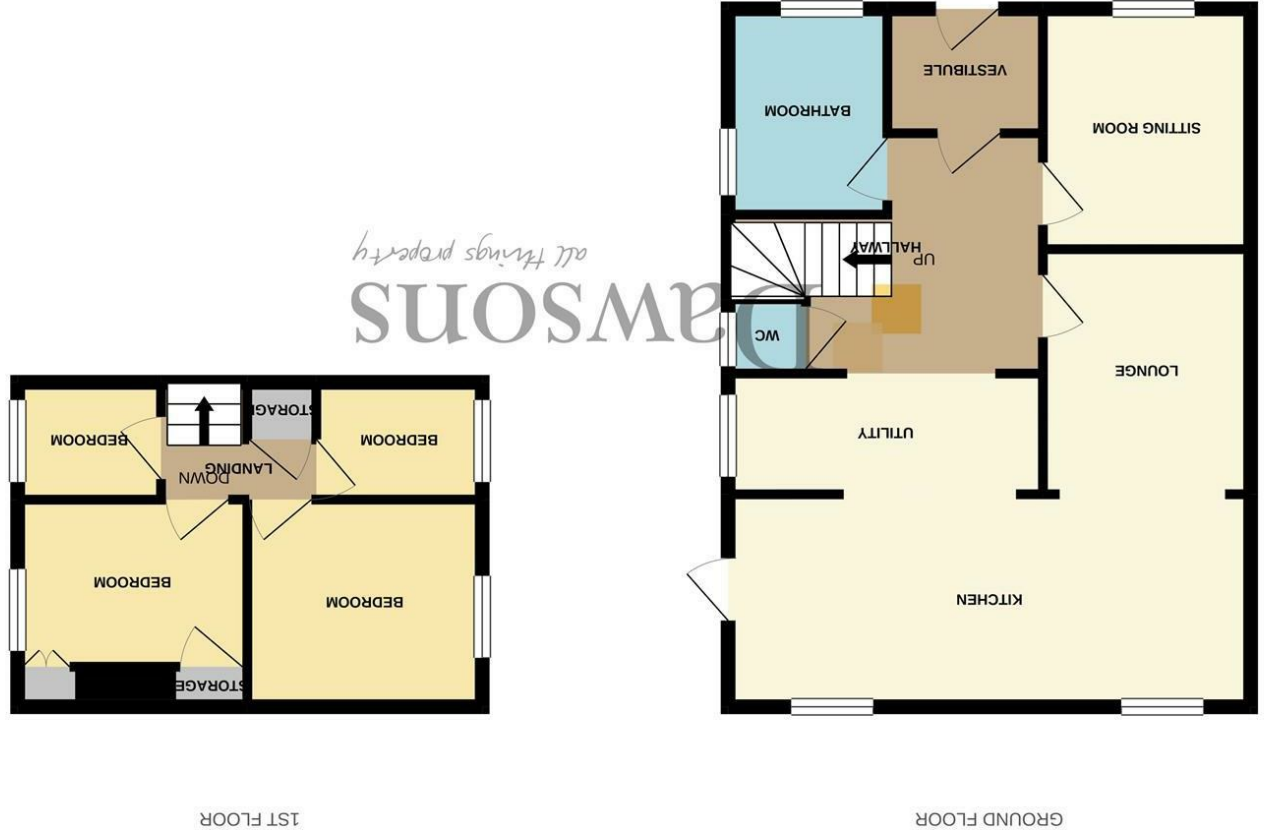
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



FLOOR PLAN



44 Brynllwchr Road
 Loughor, Swansea, SA4 6SG
 Offers Over £155,000



GENERAL INFORMATION

We are delighted to offer to the market this superb FOUR BEDROOM extended semi detached Ex-Local Authority Residence that has been carefully occupied and beautifully maintained by the sellers. The highly impressive arrangement of accommodation comprises at the ground floor, entrance vestibule, hall, bathroom, W.C./storage, front facing Lounge, utility room, open plan Kitchen/Dining Room/Day Room. The first floor gives access to the 4 bedrooms with the rear bedrooms having the advantage of Estuary Views. The property benefits from having gas combi central heating and uPVC double glazing. Externally there is ample driveway parking to the front and fully enclosed rear garden complete with a Gym/Office. The property comes recommended for further internal inspection whilst residing in this convenient location great for local schools, amenities, cycle track. Good link roads to the M4 Motorway, Swansea City Centre and out of town shopping parks in Fforestfach and Trostre.

FULL DESCRIPTION

Ground Floor

Entrance Vestibule

The property is accessed via a uPVC entrance door. Cupboard housing meters. Tiled floor. Glass panelled door into ...

Entrance Hallway

Plain plastered ceiling. Radiator. Laminate flooring. Carpeted dog leg stair case leads up to the first floor landing. Doors lead off to the Bathroom, WC, Lounge, Day Room and utility.

Bathroom

6'7" x 6'0" (2.03 x 1.83)
Three piece white suite comprising closed coupled WC with a dual flush. Full pedestal wash hand basin. Panelled bath with electric shower over and curved side screen. Plain plastered ceiling with spot lights and extractor fan. Tiled walls and floor. Radiator. uPVC double glazed obscure windows to the front and the side.

W.C./Storage Room

Closed coupled WC with dual flush. Plain plastered ceiling and coving. Tiled floor. uPVC double glazed obscure window to the side.

Lounge

10'1" x 9'8" (3.08 x 2.97)
uPVC double glazed window to front. Plain plastered ceiling. Radiator. Fire surround with alcoves to either side. Glass feature blocks to Day Room. Fitted carpet.



Open Plan L-Shape Kitchen/Diner/Day Room

Kitchen/Dining Room
19'1" x 8'5" (5.84 x 2.58)

Fitted with an arrangement of matching wall and base units incorporating complementary work surfaces over and pull out drawers. Inset one and a half bowl stainless steel sink unit and drainer with mixer tap. Inset 4 ring gas hob with chrome ceiling fitted extractor fan. Built in eye level electric 'Hoover' oven and separate grill. Space for fridge/freezer with cupboard above and pull out larder storage to the side. Tiled splash back. Radiator. Plain plastered ceiling. Two sky lights. Two uPVC double glazed windows to the rear. uPVC double glazed door leads out to the rear with obscure glass panel.

Day Room

11'10" x 11'1" (3.61 x 3.40)

Feature glass blocks to Lounge. Plain plastered ceiling. Two alcoves. Radiator. Laminate flooring.

Utility Room

7'10" x 6'9" (2.40 x 2.07)

Wall and base units with work surfaces over. Inset single bowl stainless steel sink unit and drainer with a mixer tap. Wall fitted 'Ferrolli' gas combi boiler. Plumbed for under counter washing machine and space for under counter tumble dryer. Tiled splash back. Plain plastered ceiling. Radiator. Tiled walls. uPVC double glazed window to the side. Doorway into the Kitchen.

First Floor

Landing

uPVC double glazed window to the side. Plain plastered ceiling. Loft access. Fitted carpet. Airing cupboard with shelving and radiator. From this area access is provided to the 4 bedrooms.

Bedroom 1

10'11" x 10'6" (3.34 x 3.21)

uPVC double glazed window to the rear with Estuary Views. Plain plastered ceiling. Purpose built wardrobes and double bed frame. Radiator. Fitted carpet.

Bedroom 2

10'6" x 9'5" (3.22 x 2.88)

uPVC double glazed window to the front. Plain plastered ceiling. Radiator. Two alcoves. Fitted carpet.

Bedroom 3

9'4" x 6'11" (2.85 x 2.12)

uPVC double glazed window to the front. Plain plastered ceiling. Radiator. Fitted carpet.

Bedroom 4

8'2" x 8'1" (2.50 x 2.47)

uPVC double glazed window to the rear and side with Estuary Views. Plain plastered ceiling. Radiator. Fitted carpet.

External

Front

Ample driveway parking. Pedestrian gate leads through to the rear.

Rear

Fully enclosed garden with decked and hard standing sitting areas. Outdoor gym/office. Lawned area to one side.

