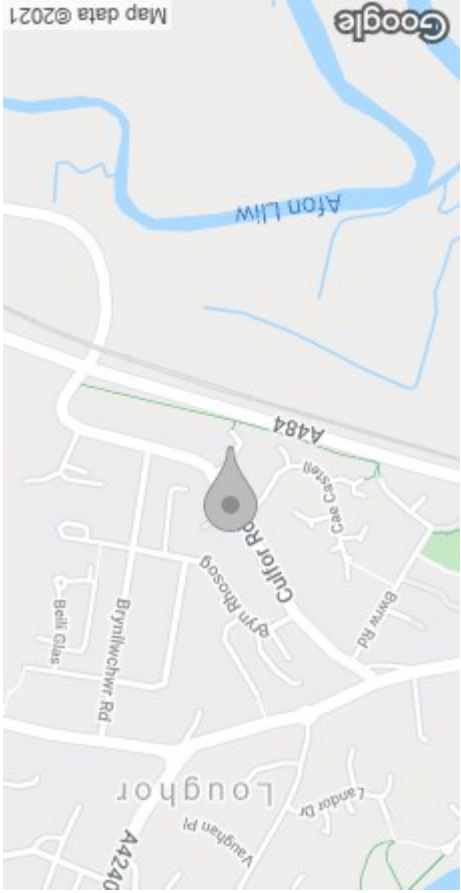


EPC



AREA MAP

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.

Measurements have been taken to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and areas are approximate and not intended to be taken for any legal purposes. The plan is for information only and should be used as a guide only. Prospective purchasers, tenants, agents and others should verify the accuracy of the floorplan and measurements by inspection. The plan is for information only and should be used as a guide only. Measurements have been taken to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and areas are approximate and not intended to be taken for any legal purposes. The plan is for information only and should be used as a guide only.



FLOOR PLAN



5 Leucarum Court
 Loughor, SWANSEA, SA4 6AB
Offers Over £159,000






GENERAL INFORMATION

Only a detailed internal inspection will reveal the quality and great appeal of this modern semi detached home situated in a quiet cul de sac in a popular village location. The property is a truly tempting proposal for those seeking a stylish residence. Situated at the mouth of the River Loughor, the charming village of the same name traces its roots back to Roman times when Loughor was known as Leucarum. It's the perfect place to make a little history of your own as your family grows. Within easy reach of Swansea, to the south east, Loughor enjoys an ideal situation close to the Gower Peninsula and the stunning South Wales coast. The property was originally built with two bedrooms, but the current owner has lovingly and thoughtfully altered the property to offer up to three bedrooms. As an additional benefit the property comes with approved planning for first floor side and rear extension (2020/2608/FUL). The current accommodation, comprises entrance vestibule, hallway, cloakroom, bedroom/playroom, kitchen/diner and rear lobby/study/office area. As part of the extension the owners have incorporated a modern fire centrepiece which divides the kitchen and lounge. The first floor provides a bathroom and two bedrooms. Externally is driveway parking for two vehicles leading to an enclosed low maintenance rear garden. The location is a short drive from Gwerton train station and Trostre retail park. EPC - D

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

The property is entered via a composite door into the entrance vestibule. Radiator. Door into:

CLOAKROOM

UPVC double glazed obscure glass window to the front. Two piece suite comprising low level WC and pedestal wash hand basin with mixer tap and tiled splash back. Radiator. Vinyl flooring.

HALLWAY

Stairs to first floor. Storage cupboard. Doors giving access to:

BEDROOM/PLAY ROOM

13'0" x 5'4" (3.95 x 1.63)

UPVC double glazed window to the front. Radiator.



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KITCHEN/DINER

19'1" to rear door x 8'4" (5.82 to rear door x 2.53)

UPVC double glazed window to the rear. Fitted with an arrangement of matching base and wall units together with fitted oak worktops over and pull out drawers. Inset 4 ring gas hob with built under oven and concealed extractor over. Inset one and a half bowl stainless steel sink and drainer with swan neck mixer tap. Plumbed for under counter washing machine and dishwasher. Under stairs storage cupboard with space for tumble dryer. Feature fire unit. Partly tiled walls. Vinyl wood effect flooring. Door providing access to:

REAR LOBBY/STUDY AREA/OFFICE SPACE

UPVC double glazed door leads out to the side of the property. Door into:

LOUNGE

12'11" max x 12'3" (3.94 max x 3.73)

UPVC double glazed double doors leading out onto the rear garden. Radiator.

FIRST FLOOR

LANDING

Access to the loft, which is partially boarded with light and ladder. Storage cupboard. Doors providing access to:

BATHROOM

UPVC double glazed obscure glass window to the rear. Fitted with a three piece suite comprising low level WC with dual flush, pedestal wash hand basin with mixer tap and tiled splash back and panelled bath with shower attachment over, tiled splash back and curtain rail. Radiator. Vinyl flooring.

MASTER BEDROOM

12'10" x 10'5" (3.90 x 3.17)

Two UPVC double glazed windows to the front. Radiator.

BEDROOM TWO

11'1" x 6'4" (3.37 x 1.93)

UPVC double glazed window to the rear. Radiator.

EXTERNALLY

FRONT

Pathway with lawn to either side leading to entrance door. Driveway providing parking for two vehicles. Gated pedestrian access to:

REAR

A level, enclosed garden with a paved patio and border planting.

MAINTENANCE CHARGE

Maintenance charge approx £180 per annum

