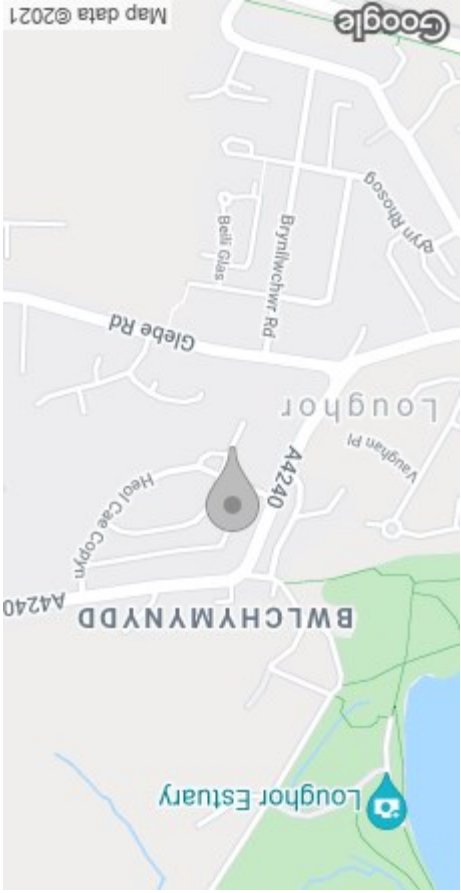


Energy Efficiency Rating	Current	Target
Very good - lower energy costs	A	A
Good	B	B
Decent	C	C
Needs improvement	D	D
Needs more improvement	E	E
Poor - higher energy costs	F	F
Very poor - highest energy costs	G	G

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.

EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



27 Heol Pen Y Scallen
 Loughor, Swansea, SA4 6SE
 Offers Over £280,000



GENERAL INFORMATION

CHAIN FREE!! For those seeking their ideal family home, this spacious detached dormer bungalow provides an exciting opportunity to acquire a generously proportioned property and offers up to 4 double bedrooms. Set in a cul de sac, in the sought after village of Loughor; with local amenities, estuary walks and primary schools in close proximity, this property is ideally located to take advantage of this desirable location. The property is reached through a side gate where steps, adjacent to the front lawn, invite you to enter the ground floor accommodation via an entrance door into an L-shaped hallway. From the hallway, doors lead to the lounge, kitchen/breakfast room, dining room and a further reception room; currently being utilised as an office yet could provide a fourth bedroom with the advantage of the ground floor bathroom also being positioned off the hallway. To the first floor, a light and roomy landing provides access to the shower room, an airing cupboard and three double bedrooms, from which partial estuary views can be fully appreciated. Externally the property offers a gated driveway to a single garage and mature front and rear gardens with lawns and patio areas, providing endless possibilities to be used for entertaining, relaxing or undertaking a game of hide and seek! A viewing of this property is highly recommended to fully appreciate the potential this charming home has to offer.
EPC - TBC

FULL DESCRIPTION

Ground Floor

Entrance

Entrance door with obscure glazed window panels to side into:

Hallway - L shape

Carpeted staircase to first floor. Feature covered radiator. Wood effect flooring. Doors to kitchen/breakfast room, lounge, dining room, office/bedroom 4 and bathroom.

Lounge

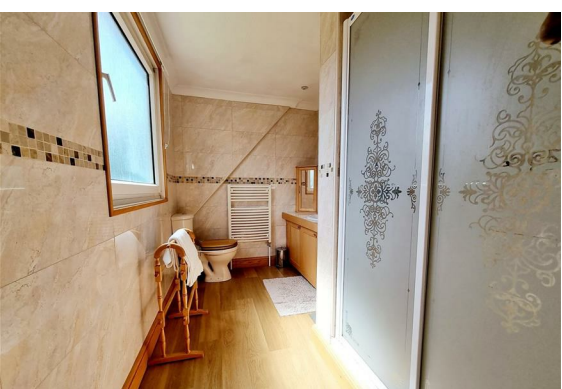
6.10m (max) x 4.19m (max)

Two uPVC double glazed windows to front and side. Wood effect panelled feature wall. Radiator. Fitted carpet. Gas feature fireplace.

Kitchen/Breakfast Room

7.30m x 2.36m

Fitted with an arrangement of wall and base units with complementary work surface over with inset sink, with mixer tap, and under counter cupboard housing "Ideal Standard" boiler. Integrated eye level "Stoves" gas double oven and grill. Inset "Rangemaster" 5 ring gas hob with extractor hood over. Space for free standing fridge/freezer and tumble drier. Space and plumbing for free standing washing machine. Partially tiled walls. Tiled floor. Radiator. Display cupboard into recess. Three uPVC double glazed windows to rear and uPVC double glazed door to side leading to garden.



Dining Room

4.49m x 3.05m

UPVC double glazed window to front. Display cupboard into recess. Radiator. Fitted carpet.

Office/Bedroom 4

11'8" x 7'9" (3.56m x 2.38m)

UPVC double glazed window to rear. Radiator. Fitted carpet.

Bathroom

2.83m (max) x 2.55m

Wash hand basin with mixer tap over vanity unit into recess with display cupboard over. Bath with mixer tap and shower head attachment and tiled panel. Tiled step up to bath. W.C with dual flush. Towel radiator. Tiled walls with decorative boarder. UPVC double glazed obscure glass window to rear.

First Floor

Landing

UPVC double glazed window to rear. Fitted carpet. Airing cupboard housing water tank. Doors to 3 bedrooms and shower room.

Bedroom One

5.87m x 4.50m

UPVC double glazed window to front. Fitted wardrobes. Radiator. Fitted carpet.

Bedroom Two

4.04m (max) x 3.82m (max)

UPVC double glazed window to front. Radiator. Fitted carpet.

Bedroom Three

3.80m x 3.05m

UPVC double glazed window to front. Cupboard into recess. Loft access. Radiator. Fitted carpet.

Shower Room

12'0" (max) x 6'2" (3.66m (max) x 1.90m)

Double shower enclosure with glass doors. Wash hand basin inset over counter top with under counter storage cupboards. WC with dual flush. Towel radiator. Tiled walls with decorative boarder. Wood effect flooring. UPVC obscure, double glazed window to rear.

External

Front

Gated driveway leading to single garage with lighting. Side pedestrian access to rear garden. Lawned garden with mature shrubs.

Rear

Extensive enclosed garden with lawns, mature shrubs and steps to raised patio area.