



## Libanus Road, £265,000

- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking
- Ideal Family Home
- EPC Rating: Awaited



 3  1  2



## About the property

We are pleased to offer for sale this spacious three bedroom detached home set within a generous plot in the popular area of Gorseinon. The accommodation comprises entrance hall, spacious living room, dining room, fitted kitchen, three good size bedrooms, a loft conversion offering additional versatile space, and a modern family bathroom.

Externally, there is a well-presented split-level rear garden with patio and decking areas, perfect for entertaining and family enjoyment.

Conveniently located close to local shops, schools including Penyrheol Comprehensive School, leisure facilities and excellent transport links with easy access to the M4.



## Accommodation

### Entrance Porch

### Lounge

15' 1" x 15' 1" ( 4.60m x 4.60m )

### Sitting Room

7' 11" x 16' 7" ( 2.41m x 5.05m )

### Kitchen

9' 10" Max x 15' 1" Max ( 3.00m Max x 4.60m Max )

### Utility

8' 3" x 6' 7" ( 2.51m x 2.01m )

### First Floor

### Landing

### Bathroom

### Bedroom One

9' x 13' 7" ( 2.74m x 4.14m )

### Bedroom Two

11' 6" Max x 9' Max ( 3.51m Max x 2.74m Max )

### Bedroom Three

7' 3" x 5' 9" ( 2.21m x 1.75m )

### Second Floor

### Loff Space

9' 9" Max x 15' 2" Max ( 2.97m Max x 4.62m Max )

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## Floorplan

### Important Information

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