



FOR SALE
Dawsons
PARKING AT REAR
01792 896868
www.dawsonsproperty.co.uk

47 Brynllwchr Road, Loughor, Swansea, SA4 6SQ
Offers In The Region Of £119,950

RECENTLY REDUCED FOR A QUICK SALE - CHAIN FREE!! Loughor, a charming village 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. This ex-local authority semi detached dwelling with accommodation comprising: three double bedrooms and bathroom to the first floor. Two reception rooms, kitchen and wet room to the ground floor. Benefits include: majority uPVC D/G, gas central heating and the added benefit of having rear parking for several vehicles. Viewing is essential to appreciate the size and layout of the property. The location of the property provides a short drive to Gowerton train station and Trostre retail park. Freehold. EPC - D.

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ENTRANCE

Enter via uPVC door into:

INNER PORCH

Textured ceiling. Glass panel door into:

HALLWAY

Window to rear. Textured ceiling. Stairs to first floor. Under stairs storage cupboard. Radiator.

LOUNGE 4.27m x 3.25m (14'0" x 10'8")

UPVC double glazed window to front. Textured ceiling with coving. Electric fire in feature surround. Storage cupboard. Radiator.

DINING ROOM 3.70m max x 3.22m (12'2" max x 10'7")

UPVC double glazed window to front. Coved ceiling. Storage cupboard. Radiator. Door to:

KITCHEN 4.36m max x 2.22m (14'4" max x 7'3")

Fitted with a range of base and wall units incorporating one and a half bowl stainless steel sink and drainer. Integrated double oven and grill. Built in four ring gas hob with extractor over. Plumbing for washing machine. Part tiled walls. Ceramic floor tiles. Window to rear. Glass panel door into:

REAR PORCH 2.14m x 1.17m (7'0" x 3'10")

UPVC door to rear. Ceramic floor tiles. Door to:

WET ROOM

UPVC double glazed window to side. Three piece suite comprising wall mounted wash hand basin, low level WC and shower adapted for disabled access. Fully tiled walls. Vinyl flooring. Radiator.

FIRST FLOOR

LANDING

UPVC tilt and turn window to side. Access to loft. Doors to:

BEDROOM ONE 3.24m x 3.12m (10'8" x 10'3")

UPVC double glazed window to front.. Radiator.

BEDROOM TWO 3.17m x 2.81m (10'5" x 9'3")

UPVC double glazed window to rear. Coved ceiling. Traditional style fireplace.

BEDROOM THREE 3.40m x 2.50m (11'2" x 8'2")

Window to rear. Radiator.

BATHROOM 2.11m x 1.96m (6'11" x 6'5")

Window to rear. Three piece suite comprising low level WC, wash hand basin set into vanity unit and bath with shower over and side screen. Fully tiled walls. Wood effect flooring. Heated towel rail.

EXTERNAL

FRONT

Garden mainly laid to lawn with mature trees and shrubs. Pedestrian side access to:

REAR

Fully enclosed garden mainly laid to lawn bordered with mature trees and shrubs, a range of fruit trees and a vegetable plot. Greenhouse. Two patio areas, Brick built storage shed with power and light. Hard standing providing parking for several vehicles.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 896 868

