



26 Loughor Road, Gorseinon, Swansea, SA4 6AY
Offers In The Region Of £112,000

The property is a truly tempting proposal for those seeking a stylish residence. Situated in the charming, historic village of Loughor, It's the perfect place to make a little history of your own as your family grows. Within easy reach of Swansea, Loughor enjoys an ideal situation close to the Gower Peninsula and the stunning South Wales coast. The accommodation comprises entrance hallway, sitting room, lounge, kitchen, family bathroom and separate WC The first floor provides access to the three bedrooms. Externally to the rear of the property is a large, fully enclosed pleasant rear garden. The location of the property provides a short drive to Gowerton train station and Trostre retail park. EPC-D

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ENTRANCE

The property is entered via door to the front into:

HALLWAY

Coved and textured ceiling. Radiator. Wood effect flooring. Door into:

SITTING ROOM 3.65m x 2.99m (12'0" x 9'10")

UPVC double glazed window to the front. Coved and textured ceiling. Radiator. Wood effect flooring.

LOUNGE 4.53m max x 4.001m (14'10" max x 13'1")

UPVC double glazed window to the rear. Coved and textured ceiling. Radiator. Wood effect flooring. Stairs leading up to the first floor.

KITCHEN 4.18m x 2.52m (13'9" x 8'3")

Fitted with an arrangement of base and wall units with complementary work surface over incorporating inset stainless steel sink and drainer. Plumbed for washing machine and tumble dryer. Space for oven. Integrated four ring gas hob with extractor over. Storage cupboard housing 'Worcester' central heating boiler. Under stairs storage area. UPVC double glazed window to the side. Radiator. Coved and textured ceiling. Tile effect flooring. Door giving access to:

BATHROOM

UPVC double glazed window to the rear. Three piece suite comprising panelled bath, 'his and hers' wash hand basins with mixer taps and vanity unit under and fully enclosed shower cubicle. Heated towel rail. Fully tiled walls. Tile effect flooring.

WC

Coved and textured ceiling. UPVC double glazed obscure glass window to the rear. Fully tiled walls. Low level WC. Tile effect flooring.

FIRST FLOOR

LANDING

Coved and textured ceiling. Loft access. Doors providing access to:

BEDROOM ONE 3.95m x 2.83m (13'0" x 9'3")

UPVC double glazed window to the front.. Radiator. Wood effect flooring.

BEDROOM TWO 3.08m x 1.86m (10'1" x 6'1")

UPVC double glazed window to the front.. Radiator. Coved ceiling.

BEDROOM THREE 2.84m x 2.62m (9'4" x 8'7")

UPVC double glazed window to the rear. Radiator. Coved ceiling. Wood effect flooring.

EXTERNALLY

REAR

Fully enclosed large rear garden mainly laid to lawn, perfect for Children's play equipment together with a good sized shed. Pedestrian right of way to the right.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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