



## **55 Westland Close, Loughor SA4 6JT**

**Offers in the region of £115,000**

Three Bedroom Mid Terrace  
Off Road Parking For Two Vehicles  
Enclosed Rear Garden  
Village Location  
Double Glazing & Gas Central Heating

**MW/RO/77626/010920**

## **DESCRIPTION**

A three bedroom mid terrace property situated on the edge of a cul-de-sac within Loughor. The property benefits from fitted kitchen and bathroom, a gas central heating system, double-glazing and enclosed rear garden with patio sitting area.

Loughor itself is a village of historic significance, with Castle and walks along the Foreshore of Loughor Estuary and currently benefits from a convenience store / post office, park with bowling green, tennis court and skate park, public houses, places of worship and other local amenities.

This property would in our opinion ideally suit the first time or investment buyer and viewing is highly recommended.

EER: TBC

## **ENTRANCE HALLWAY**

Enter via double glazed obscure leaded glass door to front with double glazed obscure leaded glass window to side, stairs to first floor with storage area under, radiator, door to:

## **LOUNGE**

12'4 x 12'3 into alcoves (3.76m x 3.73m into Double glazed arch window to front, chimney breast with blocked chimney, radiator, door to:

## **KITCHEN/DINING ROOM**

18'8 x 9'9 (5.69m x 2.97m)

Two double glazed windows to rear, wall and base units with worktops over, 1½ bowl stainless steel sink with drainer and mixer tap, space for cooker and fridge/freezer, plumbing for washing machine, breakfast bar, tiled splash back, laminate flooring, double glazed door to rear, radiator.

## **FIRST FLOOR LANDING**

Loft access, door to storage cupboard housing Worcester combination boiler.

## **BATHROOM**

Two double glazed obscure windows to rear, suite comprising bath with chrome mixer tap, corner tiled shower cubicle, WC, pedestal wash hand basin, chrome heated towel rail, spotlights to ceiling, extractor fan, tiled walls and flooring.

## **BEDROOM ONE**

13'3 x 9'8 (4.04m x 2.95m)

Double glazed window to front, built-in wardrobes, radiator.

## **BEDROOM TWO**

8'11 x 6'9 (2.72m x 2.06m)

Double glazed window to rear, built-in storage cupboard with shelving, radiator.

## **BEDROOM THREE**

8'7(5'2) x 7'6(7'2) (2.62m (1.57m x 2.29m (2.18m)

Double glazed window to front, stairwell protruding into room, radiator.

## **EXTERNALLY**

To the front is a lawn with driveway providing parking for approximately 2 vehicles. To the rear is an enclosed garden laid to patio and lawn with mature trees and shrubs.

## **SERVICES**

We are advised that mains water, electricity, gas and drainage are connected to the property.

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

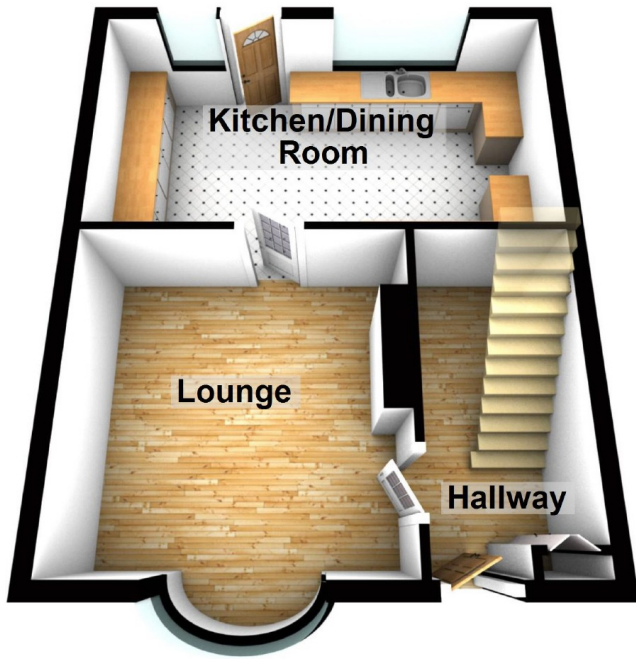
From our office in Gorseinon, proceed to the traffic lights and turn left onto Alexandra Road. Proceed to the next set of traffic lights and turn left onto Bryn Road. At the roundabout, take a right hand turning onto Glebe Road. Proceed along taking the third right hand turning into St Davids Close and the first left into Westland Close where the property can be located on the right hand side of the road.

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**John.**  
**Francis**

**Ground Floor**



**First Floor**



For illustration purposes not to scale.  
Plan produced using PlanUp.