



54 Borough Road, Loughor, Swansea, SA4 6RT
Offers In The Region Of £134,950

CHAIN FREE!! An opportunity to acquire a good sized property set in the popular area of Loughor. In need of modernisation, this property would be perfect for a prospective purchaser with a sharp eye for design and imagination. You enter the property into the vestibule, from here you access the hallway. From the hallway, access is given to the large lounge and kitchen. Moving through the kitchen you enter the utility and downstairs WC. First floor accommodation comprises a large house bathroom, storage cupboard, two good sized bedrooms and a room perfect for a nursery/office. Externally, the property has driveway parking for one vehicle and a large rear garden providing plenty of scope for outdoor family games and al fresco living. EPC- D

Offers In The Region Of £134,950



ENTRANCE

Enter via uPVC double glazed door into:

ENTRANCE VESTIBULE

Tiled flooring. Door into:

ENTRANCE HALLWAY

Radiator. Doors providing access to lounge and kitchen. Stairs to first floor landing. Fitted carpet.

LOUNGE 6.84m x 3.37m (max) (22'5" x 11'1" (max))

UPVC double glazed window to the front and rear. Fireplace surround. Two radiators. Fitted carpet.

KITCHEN 4.00m x 2.93m (13'1" x 9'7")

Fitted with an arrangement of wall and base units together with complimentary work surfaces over, set in 1 1/2 stainless steel bowl sink and drainer with mixer tap over. Four ring gas hob. Integrated double oven and grill. Extractor fan. Space for a freestanding fridge freezer. Radiator. Partly tiled walls. Tiled flooring. Two uPVC double glazed windows to side. Door into:

UTILITY ROOM 3.18m (max) x 3.12m (10'5" (max) x 10'3")

UPVC double glazed window to rear. Plumbing for a washing machine. Radiator. Tiled flooring. Door providing access to the rear garden and door into:

WC

Two piece suite comprising close coupled W.C and full pedestal wash hand basin. Radiator. Tiled flooring. UPVC double glazed obscure window to side.

FIRST FLOOR

LANDING

Storage cupboard. Doors providing access to:

BEDROOM 1 3.42m x 2.65m (11'3" x 8'8")

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

BEDROOM 2 3.64m (max) x 3.33m (max) (11'11" (max) x 10'11" (max))

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

BEDROOM 3 3.34m (max) x 1.35m (max) (10'11" (max) x 4'5" (max))

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

BATHROOM 2.93m (max) x 2.92m (max) (9'7" (max) x 9'7" (max))

Four piece suite comprising panelled bath with electric shower over and glass side screen. Close couple W.C. Bidet, Wash hand basin set upon storage units. Partly tiled walls. Radiator. Extractor fan. Fitted carpet. UPVC double glazed obscure windows to rear and side.

STORAGE CUPBOARD

Loft access. Radiator. Wall mounted gas combination boiler. Fitted carpet.

EXTERNAL

FRONT

Driveway parking for one vehicle. Side access to the rear garden.

REAR

Large rear garden with concreted area leading onto a large lawned area with a mixture of mature shrubbery and trees.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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

