



9 Valley View, Loughor, Swansea, SA4 6PT
Offers In The Region Of £244,995

This truly stunning detached 4 bedroom family home, located in the desirable Barratt Homes development in Loughor offers an opportunity to purchase an immaculately presented and thoughtfully planned home. The property is situated within a quiet cul de sac; Valley View, with easy access to local amenities in both Gorseinon and the historic village of Loughor, in addition to being ideally located close to road links to the M4 and Gowerton train station. Set over two floors, the ground floor comprises an entrance hallway providing access to a front facing lounge, cloakroom, utility room and leading onto to a rear facing kitchen/diner. To the first floor, 4 bedrooms and a family bathroom are accessed from the landing, with the master benefiting from its own private en-suite shower room. Externally a driveway is found to the side which leads to a single garage with parking for several vehicles. A fully enclosed garden with patio area and artificial turf is located at the rear boasting field views. Early viewing is highly recommended on this beautiful property. EPC - B

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GROUND FLOOR

ENTRANCE HALLWAY

The property is accessed via an entrance door. Radiator. Storage cupboard. Wood effect flooring. Carpeted turned stair case to the right leads up to the first floor landing. Doors lead off to the lounge, cloakroom, utility room and kitchen/diner.

LOUNGE 4.67m x 3.34m (15'4" x 10'11")

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

CLOAKROOM

UPVC obscure glazed window to side. Close coupled WC with dual flush, full pedestal wash hand basin with mixer tap and splash back. Wood effect flooring

UTILITY ROOM

UPVC double glazed window to side. Work surface with space and plumbing for under counter washing machine and tumble drier. Wood effect flooring.

KITCHEN/DINER 5.88m x 2.94m (19'3" x 9'8")

UPVC double glazed window to rear. Fitted with a range of matching wall and base units with complementary work surface over with inset one and a half bowl stainless steel sink with drainer and mixer tap and inset "Zanussi" four ring gas hob with glass splashback and chimney extractor hood over. Integrated "Zanussi" electric oven, integrated fridge/freezer and plumbed for dishwasher. French doors leading to rear garden. Radiator. Wood effect flooring.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Door to airing cupboard. Radiator. Fitted carpet. Doors to 4 bedrooms and family bathroom.

MASTER BEDROOM 3.05m x 2.69m (to fitted wardrobes) (10'0" x 8'10" (to fitted wardrobes))

UPVC double glazed window to front. Radiator. Fitted carpet. Built-in wardrobe. Door to;

ENSUITE SHOWER ROOM

UPVC obscure double glazed window to side. Fitted with three piece suite comprising shower enclosure with sliding glass doors and rainfall head shower, close coupled WC with dual flush and full pedestal wash hand basin with mixer tap and tiled splashback. Tile effect flooring. Radiator.

BEDROOM TWO 3.11m x 3.05m (max) (10'2" x 10'0" (max))

UPVC double glazed window to rear with views of fields. Radiator. Fitted carpet. Loft access.

BEDROOM THREE

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

BEDROOM FOUR

UPVC double glazed window to rear with views of fields. Radiator. Fitted carpet.

BATHROOM

UPVC obscure double glazed window to side. Fitted with three piece suite, comprising panelled bath with electric shower over, close coupled WC with dual flush and full pedestal wash hand basin with mixer tap and tiled splashback. Tile effect flooring.

EXTERNAL

Front

Chipped area with path to front entrance. Driveway to side with parking for several vehicles leading to detached single garage.

Rear

Fully enclosed garden, offering field views, with patio area, artificial turf and pedestrian side access leading to driveway.

MAINTENANCE CHARGE

£11.99 a month

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: B

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

