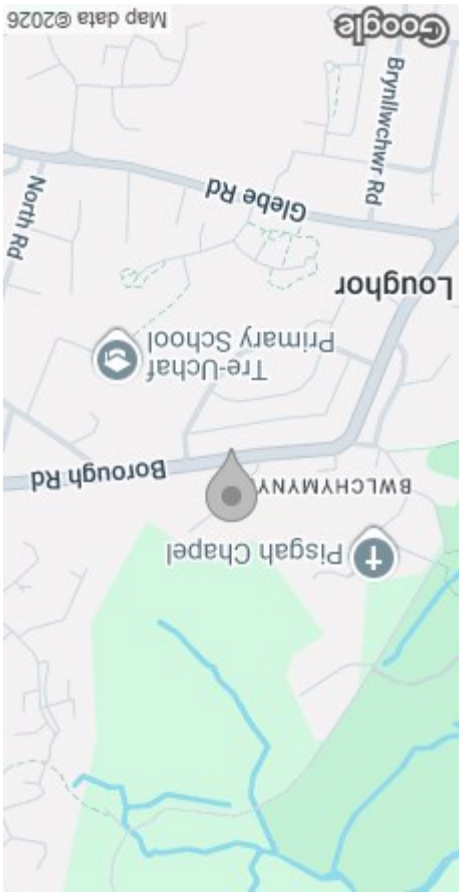
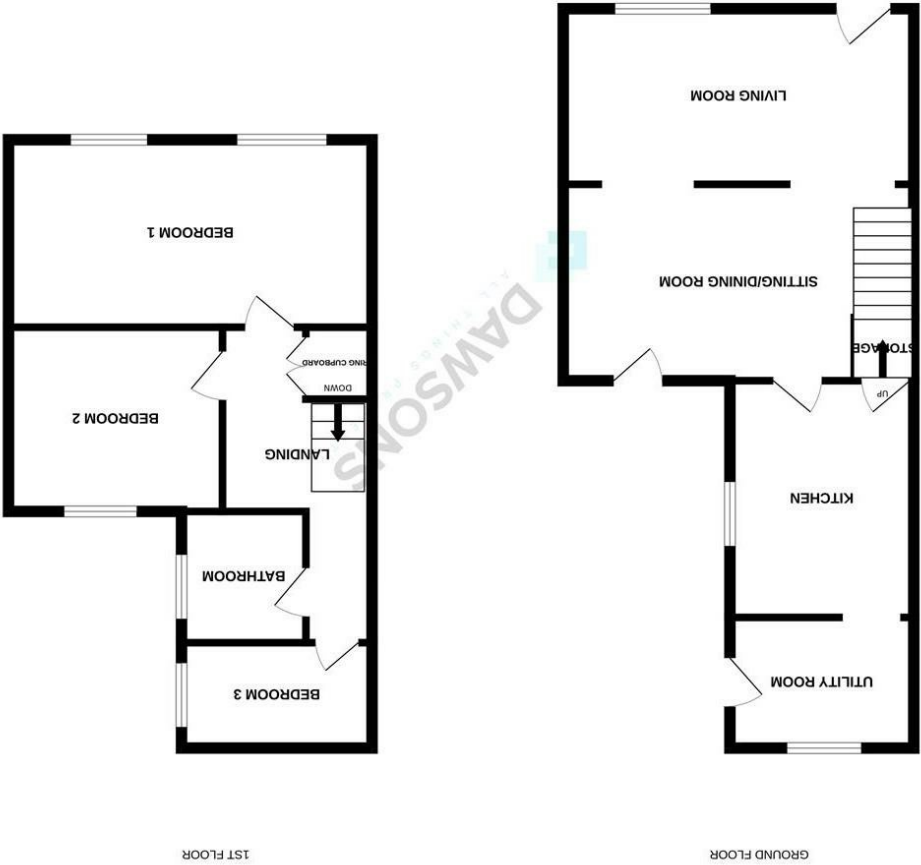


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOOR PLAN



125 Borough Road  
Loughor, Swansea, SA4 6RY  
Offers Around £215,000



GENERAL INFORMATION

Situated on Borough Road, Loughor, this three-bedroom semi-detached home is an ideal purchase for first-time buyers or growing families. Offered with no onward chain, it is ready for immediate occupation.

The property comprises a spacious open-plan lounge/diner flowing into a modern kitchen, with the added benefit of a separate utility room. Upstairs offers three bedrooms and a family bathroom.

Externally, the property boasts an enclosed rear garden and a driveway providing off-road parking to the rear. Planning permission has also been granted for a rear extension, offering excellent potential to further enhance the home.

Conveniently located close to local amenities, schools, and with easy access to the M4 corridor. Viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Living Room

17'11" x 9'0" (5.48 x 2.75)

Sitting/Dining Room

17'11" x 10'1" (5.48 x 3.08)

Kitchen

12'2" x 9'5" (3.73 x 2.88)

Utility

10'4" x 6'9" (3.16 x 2.06)

First Floor

Bedroom 1

17'11" x 9'7" (5.47 x 2.93)



Bedroom 2

12'0" x 10'9" (3.67 x 3.30)

Bedroom 3

5'5" x 9'3" (1.66 x 2.83)

Bathroom

6'7" x 6'3" (2.02 x 1.91)

Parking

Driveway to rear

Council Tax band = C

EPC = C

Tenure

Freehold

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water (metered)  
Broadband - The current supplier is Plusnet (ADSL)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

