

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.

