27 Bryn Road

Loughor, Swansea, SA4 6PG

Offers Over £475,000

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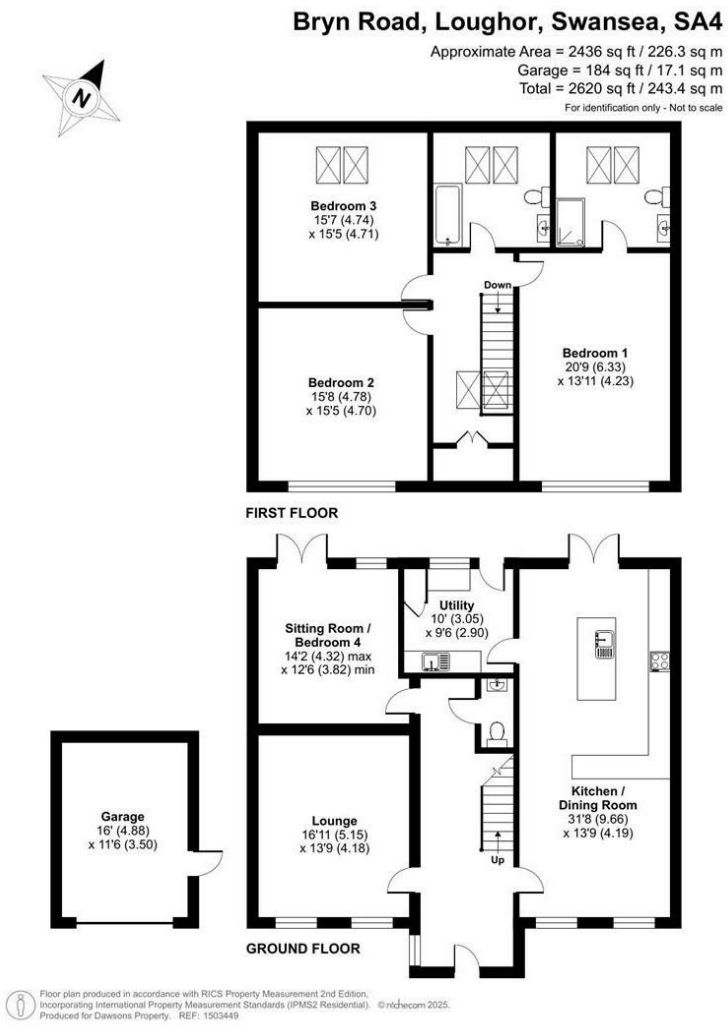
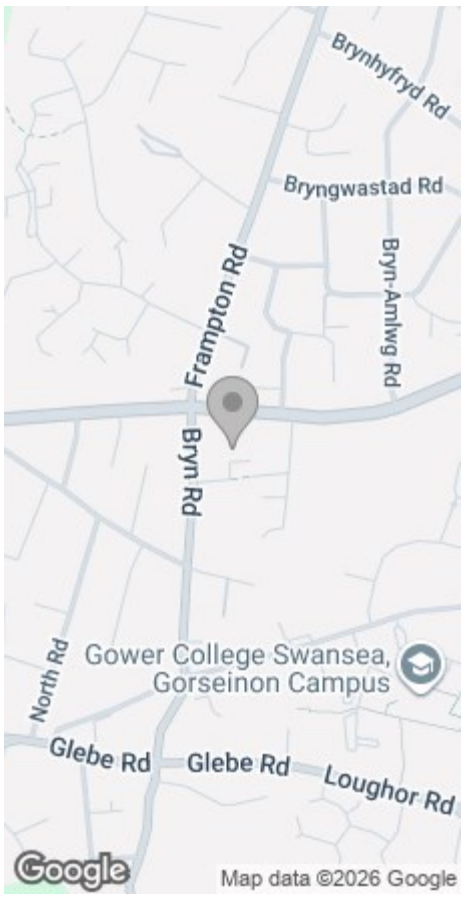
ALL THINGS PROPERTY

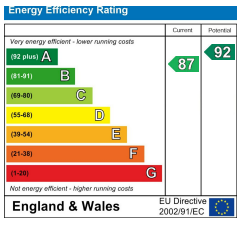
FLOOR PLAN



AREA MAP



EPC



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GENERAL INFORMATION

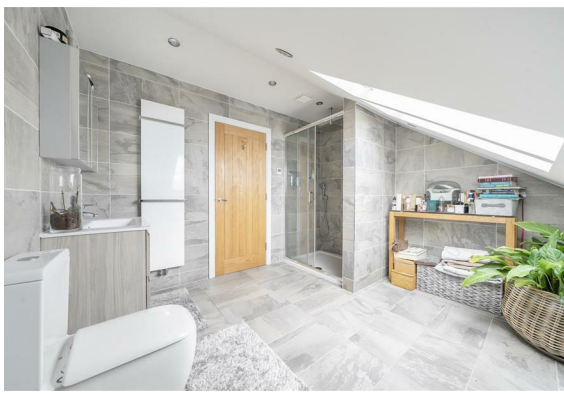
Nestled within an exclusive private development of just three homes on Bryn Road, Loughor, this beautifully presented detached property offers spacious and versatile modern living in a peaceful setting.

The accommodation comprises 3/4 bedrooms, one/two reception rooms, an impressive kitchen/diner and utility room. The kitchen features a range of integrated appliances including a wine cooler, dishwasher, microwave, oven and hot water dispenser.

Additional features include underfloor heating, SMART individual room temperature control, Wi-Fi connections to each room, security cameras, alarm and fire suppression system.

Externally, there is an enclosed rear garden with outside power and water, driveway and garage with electric door.

A superb, high-specification family home in a sought-after private setting – viewing is a must to fully appreciate all this property has to offer.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
16'10" x 13'8" (5.15m x 4.18m)

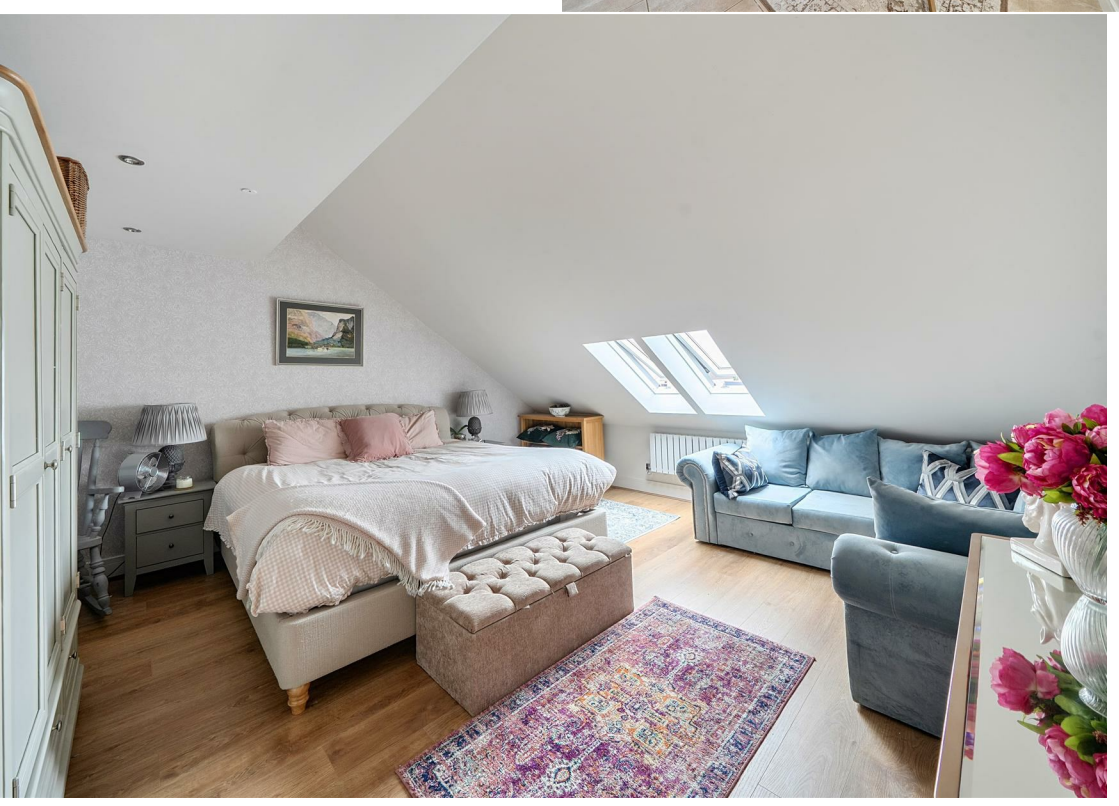
Sitting Room/Bedroom 4
14'2" max x 12'6" min (4.32m max x 3.82m min)

Kitchen/Dining Room
31'8" x 13'8" (9.66m x 4.19m)

Utility
10'0" x 9'6" (3.05m x 2.90m)

W.C

First Floor



Landing

Bedroom 1
20'9" x 13'8" (6.33m x 4.19m)

Shower En-suite

Bedroom 2
15'8" x 15'5" (4.78m x 4.70m)

Bedroom 3
15'6" x 15'5" (4.74m x 4.71m)

Family Bathroom

Parking
Driveway and Garage (4.88m x 3.50m)

Council Tax band = F

EPC = B

Tenure
Freehold

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