# 47 Brynllwchwr Road

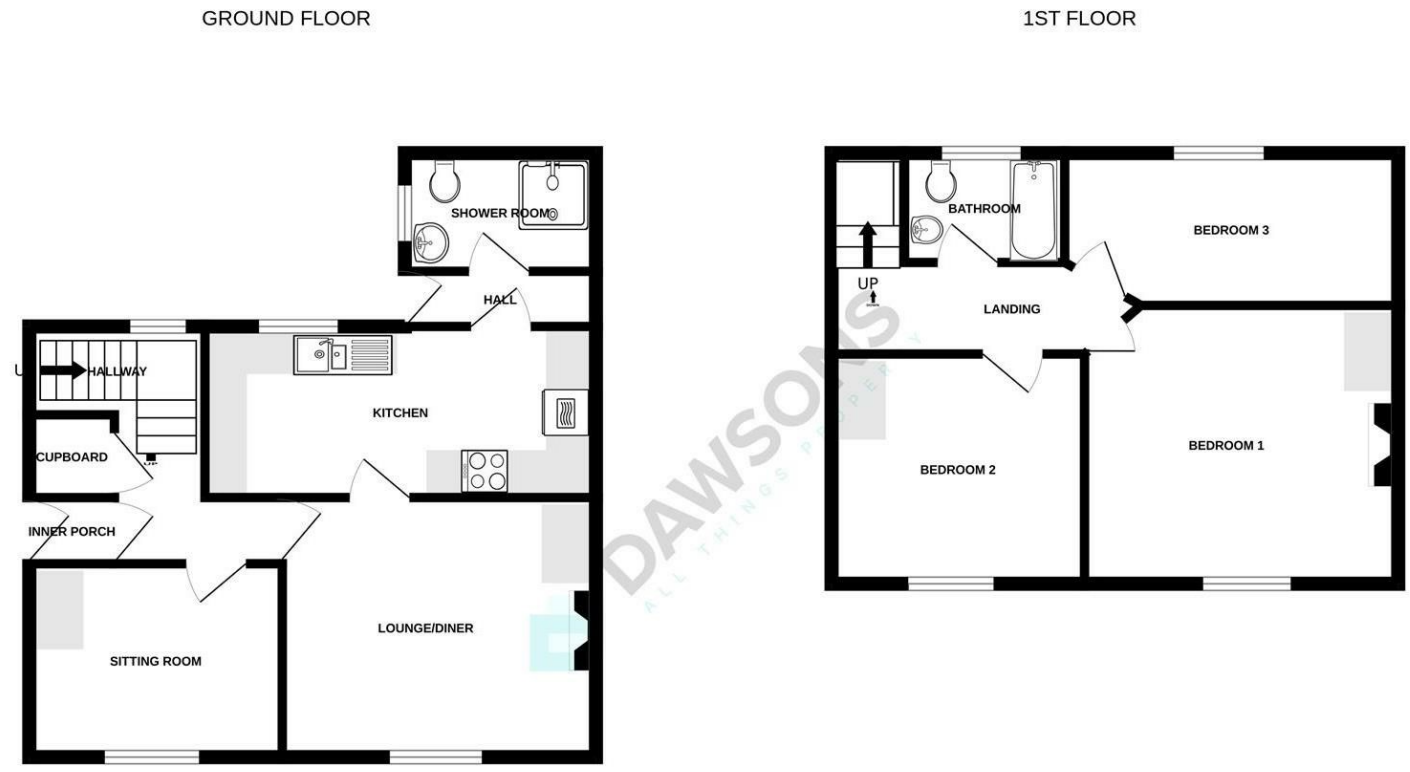
Loughor, Swansea, SA4 6SQ

**Offers Around £195,000**

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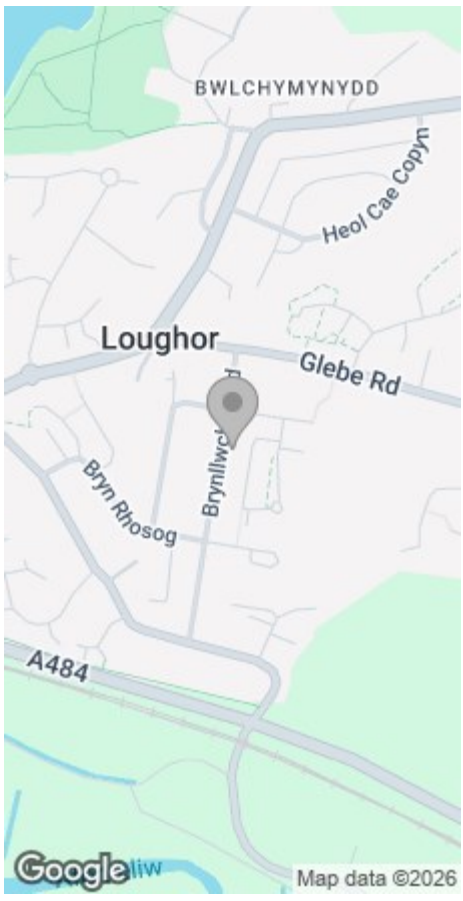


## FLOOR PLAN

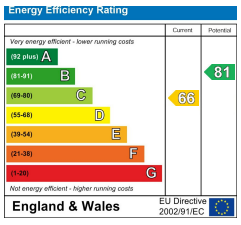



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## AREA MAP




## EPC




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.


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## GENERAL INFORMATION

Situated in a convenient and family-friendly location, this well-presented semi-detached property offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers and growing families alike.

The ground floor comprises two generous reception rooms, perfect for both relaxing and entertaining, along with a modern fitted kitchen offering ample storage and workspace. A contemporary shower room completes the ground floor accommodation, adding further practicality to the layout.

To the first floor, the property boasts three good-sized bedrooms, all offering comfortable living space, along with a well-appointed family bathroom.

Externally, the property continues to impress with a fully enclosed rear garden, ideal for outdoor enjoyment, featuring a fantastic "man cave" – perfect as a home office, bar, gym, or hobby space. To the rear, there is the added benefit of a driveway providing off-road parking.

Ideally located close to local schools, shops, and amenities, this property also offers excellent transport links, making it perfectly suited for modern family living.







## FULL DESCRIPTION

**Ground Floor**

**Entrance**

**Hallway**

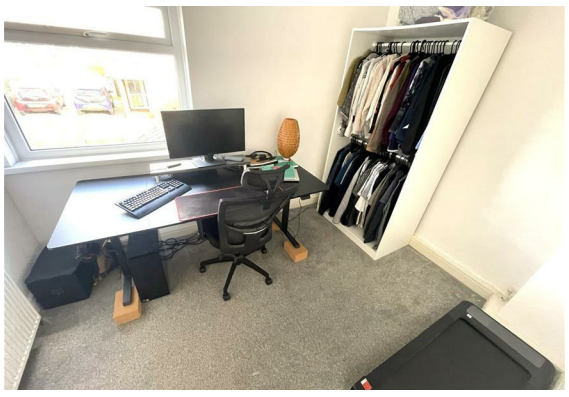
**Lounge**
14'2" max x 7'1" max (4.34m max x 2.16m max )

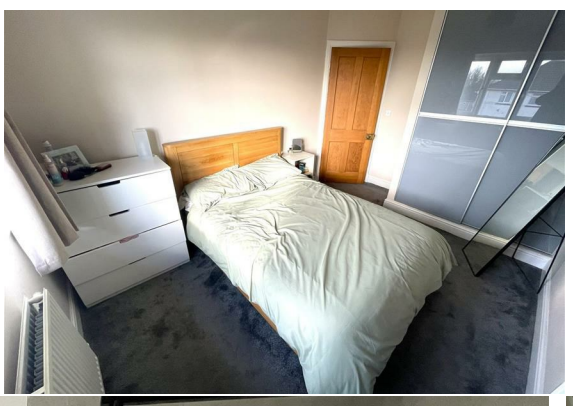
**Dining Room**
10'4" max x 9'10" max (3.15m max x 3.02m max)

**Shower Room**

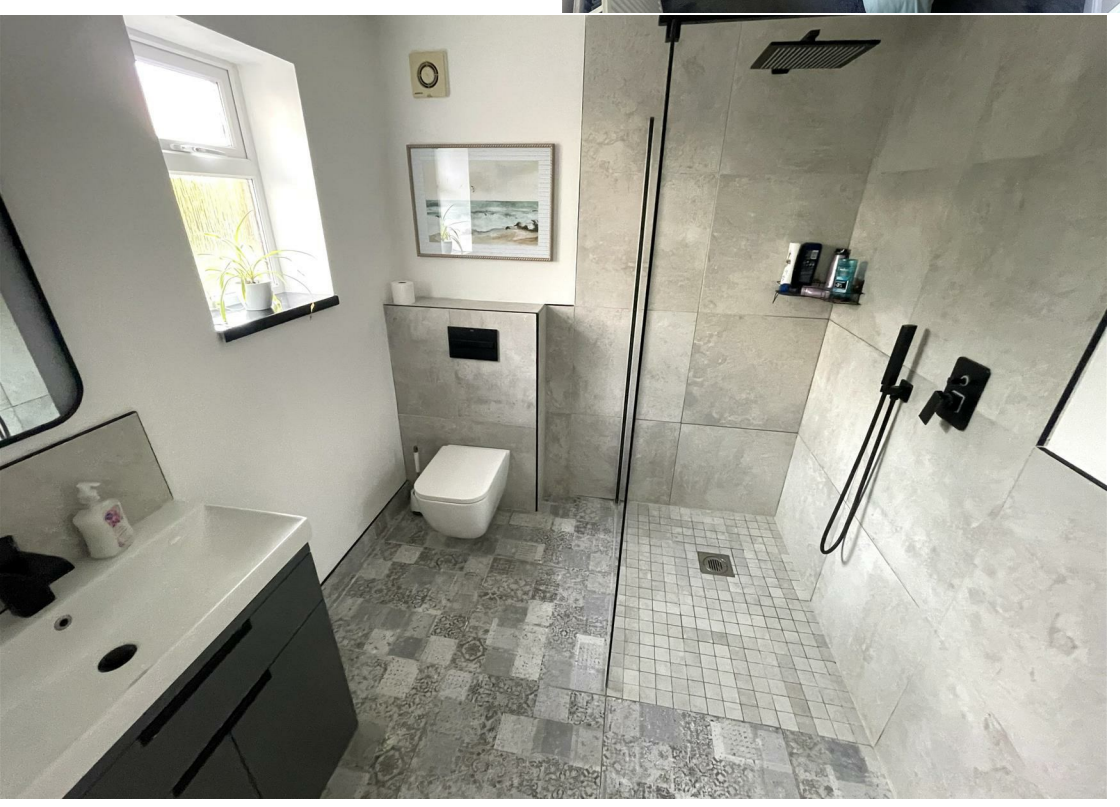
**Landing**

**Bedroom 1**
13'1" max x 10'5" max (4.00m max x 3.20m max)

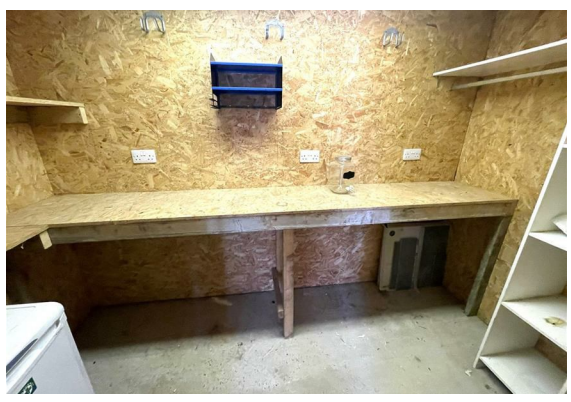












**Bedroom 2**
10'7" max x 10'2" max (3.23m max x 3.10m max )

**Bedroom 3**
11'1" max x 8'2" max (3.38m max x 2.5m max)

**Family Bathroom**

**Parking**
Driveway

**EPC = D**

**Council Tax Band = B**

**Tenure**
Freehold

**Services**
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Now Broadband (ADSL)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

**Additional Information**
Please note, this is an ex local authority property.

