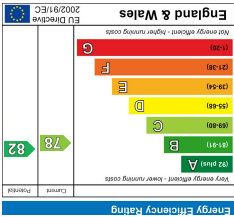
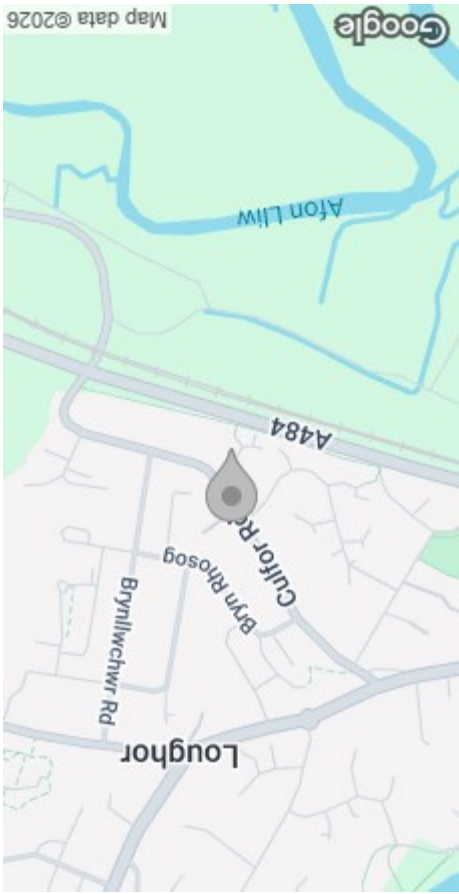


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown may not have been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026



EPC



AREA MAP



FLOOR PLAN



20 Leucarum Court
Loughor, Swansea, SA4 6AB
Offers Over £250,000



GENERAL INFORMATION

Nestled in the cul-de-sac of Leucarum Court in Loughor, Swansea, this delightful detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or first time buyers.

The heart of the home is undoubtedly the modern kitchen, which is designed to cater to all your culinary needs while providing a welcoming atmosphere for family gatherings. The reception room, is a warm and inviting space for relaxation and entertainment.

Step outside to discover the enclosed rear garden, a perfect sanctuary for children to play or for hosting summer barbecues with friends and family. The garden offers a safe and private area to unwind, making it an excellent extension of your living space. Additionally, the property benefits from a convenient driveway, ensuring that parking is never a concern. The peaceful location in a cul-de-sac enhances the sense of community and safety, making it an ideal choice for families.

This charming detached house in Loughor is not just a home; it is a lifestyle choice that combines modern amenities with a serene environment. Don't miss the opportunity to make this wonderful property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Kitchen
11'2" x 10'3" (3.41m x 3.14m)

Lounge/Diner
19'1" x 11'10" (5.83m x 3.63m)

First Floor

Landing

Bedroom 1
13'2" x 10'3" (4.03m x 3.14m)

En-suite



Bedroom 2
10'8" x 8'5" (3.26m x 2.59m)

Bedroom 3
8'5" x 8'0" (2.59m x 2.46m)

Family Bathroom

Parking
Driveway to side

Council Tax Band = E

EPC = C

Tenure

FREEHOLD

Services

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

Additional Information

Please note, there is a rent charge payable in April of each year for the maintenance of the development. The figure can alter slightly per year, e.g. 2025/2026 was £274.88.

