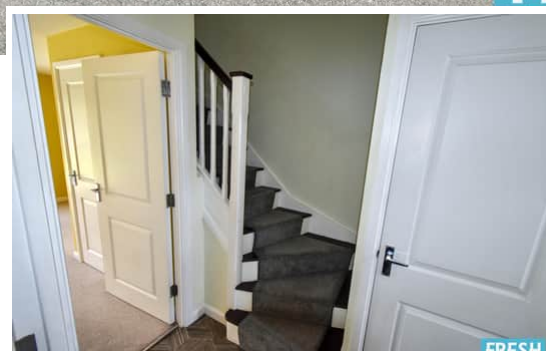




41 Horizon Way, Loughor, Swansea, SA4 6PF

Asking Price: £210,000

- Three Bedroom Semi Detached Property
- Popular And Sought After Residential Area
- Ideally Located To All The Local Shops And Amenities And All Good Schools
- Master Bedroom With En suite Shower
- Allocated Parking
- Being Sold With No Forward Chain



Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor, built in coats and storage cupboard space and doors to:-

Cloakroom

A two piece suite in white comprising low level W.C, wash hand basin, laminate flooring and small double glazed frosted window to front aspect.

Lounge

4.55m x 4.41m (14' 11" x 14' 6")

A good size family lounge, light and airy with built in under stairs storage cupboard space and double glazed french doors with matching glazed side panels that open onto the rear garden.

Kitchen

3.67m x 2.26m (12' 0" x 7' 5")

A modern and well appointed fitted kitchen with a good selection of matching base and wall units in high gloss cream with chrome handles, colour coordinated roll top work surface space and preparation area incorporating stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric cooker with grill, 4 ring gas hob, glass back panel with extractor canopy over, space for fridge/freezer, plumbing for dish washer and automatic washing machine, tile effect cushion flooring, spot lighting, wall mounted boiler (supplying domestic hot water and gas central heating) and double glazed window to front aspect.

First Floor Landing

With attic hatch, built in storage cupboard space and doors to:-

Master Bedroom

3.57m x 2.56m (11' 9" x 8' 5")

With built in wardrobe space, double glazed window looking onto rear garden and door to:-

Ensuite Shower Room

2.64m x 1.30m (8' 8" x 4' 3")

A three piece suite comprising glazed walk in shower cubicle housing electric shower, low level W.C, wash hand basin and extractor fan.

Bedroom Two

3.08m x 2.54m (10' 1" x 8' 4")

With double glazed window to front aspect.

Bedroom Three

2.66m x 1.88m (8' 9" x 6' 2")

With a double glazed window to the rear aspect.

Family Bathroom

2.38m x 1.85m (7' 10" x 6' 1")

A three piece suite in white comprising panel bath, low level W.C, wash hand basin, ceramic tile flooring, part tiled walls, extractor fan and double glazed frosted window to the front aspect.

External

To the front of the property there are two allocated parking spaces. A small garden is laid to lawn with mature shrubs. Paved pathway then leads to a gate giving access to a level and enclosed garden laid mainly to lawn with paved patio area, garden shed and fenced boundaries.

Important Fee Information:

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

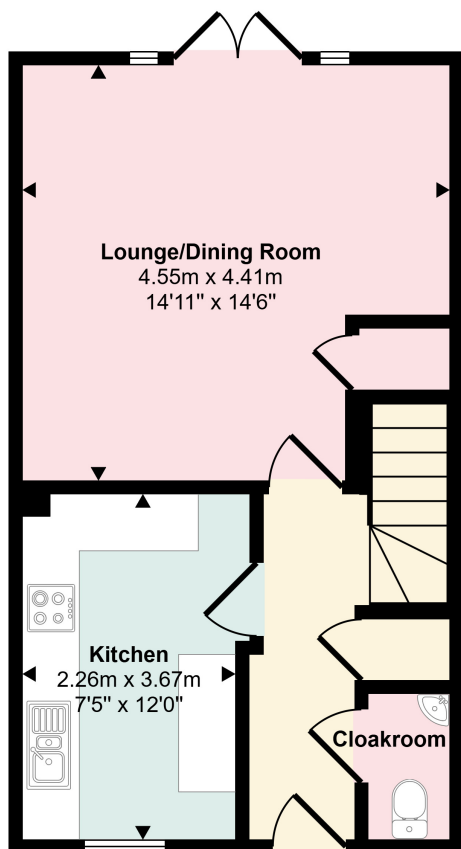
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

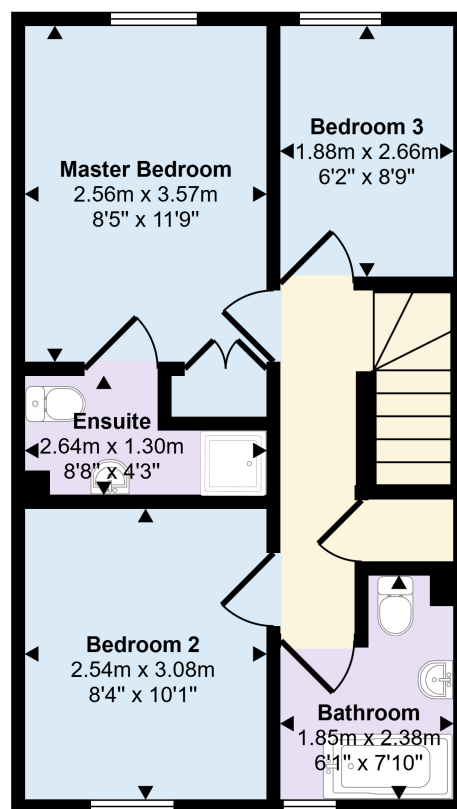


Approx Gross Internal Area
75 sq m / 809 sq ft



Ground Floor

Approx 38 sq m / 404 sq ft



First Floor

Approx 38 sq m / 405 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

