



Landor Drive, Loughor, Swansea, SA4 6GL

- DETACHED
- FOUR BEDROOMS
- LOUNGE/DINING ROOM
- CONSERVATORY
- KITCHEN
- CLOAKROOM
- FAMILY BATHROOM
- GCH/UPVC D/G

Offers In Excess Of £175,000

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ENTRANCE

UPVC double glazed obscure glass panel door into:

HALLWAY

Stairs to first floor, wood effect flooring, radiator, under stairs storage, uPVC obscure glass panel door to side, doors off to:

LOUNGE 4.89m x 3.73m (16'1" x 12'3")

UPVC double glazed window to front, textured ceiling, radiator, wood effect flooring, archway into:

DINING ROOM 3.89m x 2.89m (12'9" x 9'6")

UPVC french doors to rear, radiator, wood effect flooring, textured ceiling.

CONSERVATORY 3.04m x 2.96m (10'0" x 9'9")

UPVC and dwarf wall construction, bi-poly carbonate roof, wood effect flooring, radiator, uPVC french doors to rear.

KITCHEN 4.85m x 2.53m (15'11" x 8'4")

UPVC double glazed window to rear, fitted with a range of wall and base units with work surface over, one and a half bowl stainless steel sink and drainer, space for cooker, plumbed for washing machine and dishwasher, tile effect flooring, part tiled walls.

CLOAKROOM

UPVC double glazed obscure glass window to side, fitted with a two piece suite comprising low level WC and wash hand basin, part tiled walls, tile effect flooring, textured ceiling.

FIRST FLOOR LANDING

UPVC double glazed obscure glass window to side, access to loft with ladder and insulation, storage cupboard.

BEDROOM ONE 3.05m x 2.84m (10'0" x 9'4")

UPVC double glazed window to front, textured ceiling, radiator.

BEDROOM TWO 4.86m x 2.67m (15'11" x 8'9")

UPVC double glazed window to front, textured ceiling, radiator.

BEDROOM THREE 4.78m x 2.67m (15'8" x 8'9")

UPVC double glazed window to rear, textured ceiling, radiator.

BEDROOM FOUR 3.13m x 2.81m (10'3" x 9'3")

UPVC double glazed window to rear, textured ceiling, radiator.

BATHROOM

UPVC double glazed obscure glass window to side, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over, fully tiled walls, textured ceiling, tile effect flooring.

EXTERNAL

FRONT

Lawned frontage with driveway leading to detached garage and side pedestrian access.

REAR

Fully enclosed rear garden laid to lawn with patio area and side pedestrian access.

DIRECTIONS

From our office on High Street, Gorseinon, proceed through the lights onto Alexandra Road. At the next set of traffic lights at Loughor Cross continue ahead onto Borough Road, which continues onto Corporation Road. At the monument turn right onto Castle Street, and the next mini roundabout turn right onto Glan y Mor Park. First left and the property will be found at the bottom of the road on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: EPC - E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 896 868



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.