



Richmond Road, Loughor, Swansea, SA4 6QQ
Asking Price £119,995

Situated in the popular area of Loughor, a semi-detached property comprising entrance porch, lounge, dining room, kitchen and bathroom on the ground floor and on the first floor three bedrooms. The property benefits from gas central heating, upvc double glazing and garden laid to lawn all enclosed and having side pedestrian access. Conveniently situated for local amenities, schools and good access roads to Swansea City centre, and out of town retail parks at Trostre and Fforestfach. Ideally suited to first time buyers or family.

Asking Price £119,995



ENTRANCE

UPVC double glazed panel door into:

PORCH

Textured ceiling, ceramic floor tiles, glass panel door into:

LOUNGE 6.81m x 4.84m (22'4" x 15'11")

Two uPVC double glazed windows to front and rear, coved and textured ceiling, stairs to first floor, two radiators.

DINING ROOM 3.70m x 3.01m (12'2" x 9'11")

UPVC double glazed window to side, coved and textured ceiling, radiator.

KITCHEN 3.09m x 2.90m (10'2" x 9'6")

UPVC double glazed window to side, uPVC double glazed obscure glass panel door to side, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for cooker, plumbed for washing machine, radiator, ceramic floor tiles, part tiled walls.

BATHROOM

UPVC double glazed obscure glass window to rear, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over, built in storage, ceramic floor tiles, part tiled walls, radiator.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft, doors off to:

BEDROOM ONE 3.69m x 3.02m (12'1" x 9'11")

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

BEDROOM TWO 3.30m x 2.85m (10'10" x 9'4")

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

BEDROOM THREE 4.61m x 3.02m (15'1" x 9'11")

Two uPVC double glazed windows to front, coved and textured ceiling, radiator.

EXTERNAL

REAR

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

DIRECTIONS

From our office on High Street, Gorseinon proceed through the lights onto Alexandra Road. At the lights in Loughor Cross turn left onto Bryn Road, and next right onto Pengry Road. Take the second turning left onto North Road, continue up the road, and turn right onto Penlan Road and right again onto Richmond Road, where the property will be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: EPC - E

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

