



Dawsons

estate agents



13 North Road, Loughor, Swansea, SA4 6QE

A semi detached bungalow with versatile accommodation comprising: Entrance hallway, bedrooms one and two, lounge/dining room, bathroom and kitchen. Two loft rooms to first floor. There is off road parking and a detached garage. The property benefits from uPVC double glazing & gas central heating, low maintenance garden. Freehold. No chain. EPC-D



Asking Price £155,000

90 High Street, Gorseinon, Swansea, SA4 4BL
T: 01792 896 868 | F: 01792 898 188
go@dawsonsproperty.co.uk

ENTRANCE

Entered via uPVC door into:

HALLWAY

Textured and coved ceiling. Airing cupboard.

BEDROOM ONE 2.67m x 2.44m (8'9" x 8'0")

UPVC double glazed window to front. Textured and coved ceiling. Radiator.

BEDROOM TWO 3.94m x 2.93m (12'11" x 9'7")

UPVC double glazed window to front. Textured and coved ceiling. Mirror fronted wardrobes. Radiator.

L SHAPED LOUNGE/DINING ROOM

LOUNGE 3.82m x 3.65m (12'6" x 12'0")

Coved ceiling. Radiator. Archway to:

DINING ROOM 4.58m x 2.74m (15'0" x 9'0")

UPVC double glazed window to rear. UPVC double glazed doors to side. Coved ceiling. Radiator.

BATHROOM

UPVC double glazed window to side. Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over and side screen. Fully tiled walls. Ceramic flooring. Radiator.

KITCHEN 3.44m x 2.72m (11'3" x 8'11")

UPVC double glazed window to rear. Fitted with a range of base and wall units incorporating a four ring hob and single oven. Stainless steel sink and drainer. Part tiled walls. Tile effect flooring. Glass panel door leading to dining room. Door leading to stairs to first floor.

FIRST FLOOR

LOFT ROOM ONE 4.93m x 3.44m into recess (16'2" x 11'3" into recess)

Wood cladded ceiling and walls. 'Velux' window.

LOFT ROOM TWO 5.94m into recess x 2.80m (19'6" into recess x 9'2")

UPVC double glazed window to rear. Radiator.

EXTERNAL

FRONT

A low maintenance frontage with parking. Side driveway leading to a detached single garage.

REAR

Enclosed garden laid with artificial lawn and small patio area.

DIRECTIONS

From our office on High Street, Gorseinon proceed through the lights onto Alexandra Road, passing the Church and Legion on the left hand side. At the next set of traffic lights at Loughor Cross, turn left onto Bryn Road, first right onto Pengry Road. Take the second left onto North Road and the property will be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morryston, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

