



3 North Road, Loughor, Swansea, SA4 6QE

A deceptively large detached property set in the ever popular location of Loughor. Comprises: three bedrooms, family bathroom and separate WC to the first floor. Two reception rooms and kitchen to the ground floor. Benefits include uPVC double glazing and gas central heating, enclosed rear garden with outhouses and integral garage. EPC-D

Asking Price £169,995

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ENTRANCE

Entered via uPVC door into:

HALLWAY

Coved ceiling. Under stairs storage cupboard. Stairs to first floor. Two radiators. Door to integral garage.

LOUNGE 4.31m x 3.31m (14'2" x 10'10")

UPVC double glazed window to front. Coved ceiling. Radiator.

DINING ROOM 4.02m x 3.04m (13'2" x 10'0")

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

KITCHEN 3.33m x 2.74m (10'11" x 9'0")

Fitted with a range of base and wall units incorporating one and a half bowl stainless steel sink unit and drainer. Space for cooker and fridge. Plumbed for washing machine. UPVC double glazed window to rear. UPVC double glazed door to side. Wall mounted boiler. Coved ceiling. Radiator. Tile effect flooring. Part tiled walls.

FIRST FLOOR

LANDING

UPVC double glazed stained glass window to side.

WC

Low level WC. UPVC double glazed window to side. Fully tiled.

BEDROOM ONE 3.05m x 2.73m (10'0" x 8'11")

UPVC double glazed window to front. Coved ceiling. Radiator. Built in storage cupboard.

BEDROOM TWO 4.25m x 3.09m (13'11" x 10'2")

UPVC double glazed window to front. Coved ceiling. Radiator.

BEDROOM THREE 4.12m x 3.05m (13'6" x 10'0")

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

BATHROOM 2.74m x 1.83m (9'0" x 6'0")

UPVC double glazed window to rear. Two piece suite comprising bath with shower over and pedestal wash hand basin. Built in storage cupboards. Access to loft. Fully tiled walls. Heated towel rail.

EXTERNAL

FRONT

Small driveway leading to the integral garage. Side pedestrian access leading to:

REAR

Enclosed garden with various brick built outbuildings including WC.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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.