



195 Glebe Road, Loughor, Swansea, SA4 6SJ

A traditional detached property situated in the sought after location of Loughor. Close proximity to local amenities and within walking distance to a bus stop and schools. Accommodation comprises of 2 reception rooms, kitchen/diner, downstairs W.C, family bathroom and 3 bedrooms. Viewing is recommended to appreciate what the accommodation has to offer. No chain. Freehold. EPC-D

Asking Price £169,995

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ENTRANCE

Enter via hardwood front door into:

PORCH 1.27m x 1.15m (4'2" x 3'9")

Stained glass door leading to:

HALLWAY

Radiator. Wood effect flooring. Stairs leading to first floor.

RECEPTION ROOM ONE 3.52m x 3.25m (11'7" x 10'8")

Double glazed period wooden framed sash window to front. Radiator, Wood effect flooring. Stairs leading to first floor.

RECEPTION ROOM TWO 3.74m max x 3.50m (12'3" max x 11'6")

UPVC double glazed window to side. UPVC double glazed window to rear. Radiator.

CLOAKROOM

Low level WC. Pedestal wash hand basin. Tiled splash back, Wood effect flooring.

KITCHEN/BREAKFAST ROOM

KITCHEN 6.05m max x 3.63m (19'10" max x 11'11")

Spotlights to ceiling. Part tiled walls, Wood effect flooring. Fitted with a range of wall and base units incorporating a one and a half bowl sink and drainer. Integrated single oven and four hob with extractor fan over. Plumbed for washing machine. Wooden door leading to side access. UPVC double glazed window to side.

BREAKFAST AREA 2.72m x 2.56m (8'11" x 8'5")

Spotlights to ceiling, Radiator. Wood effect flooring. UPVC double glazed double doors leading to external decked area.

FIRST FLOOR

LANDING

Loft access. Doors to:

BEDROOM ONE 4.87m x 3.13m (16'0" x 10'3")

Two double glazed period wooden framed sash windows to front. Radiator.

BEDROOM TWO 3.37m x 2.75m (11'1" x 9'0")

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

BEDROOM THREE 3.42m max x 2.02m (11'3" max x 6'8")

UPVC double glazed window to rear. Radiator.

BATHROOM

Spotlights to ceiling. UPVC double glazed obscure glass window to side, Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over and side screen. Part tiled walls. Heated towel rail. Wood effect flooring.

EXTERNAL

FRONT

Stone frontage. Patio area with side access. Slate chipping.

REAR

Side patio area with outside WC. Steps leading to garden laid mainly to lawn with shrubs and pathway. Slated chipping area. Decked area with decked steps leading to garden.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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.