



62 Glanymor Park Drive, Glanymor Park, Loughor SA4 6UQ

Offers in the region of £345,000

Four Bedroom Detached House
Off Road Parking For Several Vehicles Plus
Detached Garage
Enclosed Rear Garden
Close To Loughor Estuary & Foreshore
Walks
EER: TBC

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MW/RO/75544/120320

DESCRIPTION

With no upward chain and in the highly sought after location of Glanymor Park in Loughor, we offer for sale this four bedroom detached family home, extended and improved by the current owners, with enclosed rear garden, detached garage and off-road parking for several vehicles. This spacious detached property, briefly comprises entrance porch, hallway, cloakroom, three reception rooms, one with wood-burner and opening onto the larger than average kitchen/breakfast room, with Range Master stove, American style fridge freezer and wine cooler. Upstairs the property benefits from three double bedrooms and a single bedroom, plus family bathroom and separate WC. Additionally the property has double glazing and a gas central heating system.

Externally, the well maintained enclosed garden provides rear pedestrian access leading to a public footpath to Loughor Foreshore and Estuary walks, which can be seen from the master bedroom windows.

The village of Loughor benefits from a convenience store/post office, primary school, park with bowling green and tennis court, public houses, places of worship the ruins of Loughor Castle and other local amenities.

Viewing of this property is highly recommended to appreciate all that is on offer.

EER: TBC

ENTRANCE PORCH

8'6 x 6'9 (2.59m x 2.06m)

Enter via double glazed door to side with windows to front and side, radiator, tiled flooring, coved ceiling, double glazed leaded glass door with double glazed leaded glass side panel to:

HALLWAY

Stairs to first floor with solid oak banister and dado rail, recessed shelf with lighting, radiator, door to:

CLOAKROOM

Double glazed obscure window to side, WC, Corian shelf with china wash hand basin, wall mounted mirror with light, tiled walls and flooring.

DINING ROOM

13'8 x 11'10 (4.17m x 3.61m)

Double glazed window to front, radiator, wooden flooring, coved ceiling, door to:

FAMILY ROOM

19'1 x 13' (5.82m x 3.96m)

Double glazed window to front, 2 double glazed windows to side with views towards Loughor Estuary, radiator, wooden flooring, coved ceiling, door to:

LOUNGE

13' x 12'11 (3.96m x 3.94m)

Double glazed window to rear, brick built recess with modern wood burner and wooden mantle over, radiator, laminate flooring, coved ceiling, open aspect to:

KITCHEN/BREAKFAST ROOM

18'1 x 12' (5.51m x 3.66m)

Double glazed window and patio doors overlooking garden, wall and base units with solid oak doors and Corian worktops over and under unit lighting, 4 glazed display units, 1½ bowl sunken sink with mixer tap and boiling tap, integrated Hotpoint dishwasher, Range Master oven, American fridge/freezer and wine cooler, Corian breakfast bar with seating for approximately 4, tiled splash backs and flooring, coved ceiling with spotlights, door to pantry with shelving and lighting.

FIRST FLOOR LANDING

Double glazed obscure window to side, door to airing cupboard housing Valiant gas boiler, dado rail, door to:

MASTER BEDROOM

16'1 x 13' (4.90m x 3.96m)

Double glazed windows to front, rear and side with views towards Loughor Estuary and Foreshore, fitted wardrobes and units with matching cabinets and upholstered stool, headboard and dressing table, radiator, spotlights to ceiling.

BATHROOM

Double glazed window to rear, suite comprising corner bath with mixer tap and shower over, tiled shower cubicle with electric shower over and glazed modesty screen, pedestal wash hand basin, radiator, tiled walls, laminate flooring.

WC

Double glazed obscure window to rear, WC, wash hand basin, shaving point, tiled walls, laminate flooring.

BEDROOM TWO

13'6 x 8'8 (4.11m x 2.64m)

Double glazed bow window to front, radiator.

BEDROOM THREE

12'10 x 8'8 (3.91m x 2.64m)

Double glazed window to rear, radiator.

BEDROOM FOUR

10'6(3) x 9'2(5'11) (3.20m (0.08m x 2.79m (1.80m)

Double glazed bow window to front, radiator, laminate flooring . (Please note, stairwell protrudes into room).

EXTERNALLY

The front of the property is accessed via a block paved driveway providing off road parking for several vehicles with lawned area and wrought iron gate leading to the rear and detached **GARAGE** with electric door and lighting connected. The rear garden is laid to lawn with a patio area, stepping stones to pedestrian gated access leading to a path to Estuary and Foreshore walks. There is also a **GLASSHOUSE** .

SERVICES

We are advised mains water, electricity, gas and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Gorseinon, proceed to the traffic lights and turn left onto Alexandra Road. Continue to the next set of traffic lights and go straight over onto Borough Road. Proceed to the Monument and take the second exit onto Glebe road. Proceed to the next roundabout and take the second exit entering Glanymor Park Drive. Continue down to the roundabout at the end of the road, where the property can be located straight ahead of you, as identified by our John Francis For Sale board.