



Ffordd Cae Duke, Loughor, SA4 6PA

£280,000

**** BAY FRONTED THREE BEDROOM DETACHED PROPERTY ** LARGE CONSERVATORY ** LARGE PLOT WITH HIGH DEGREES OF PRIVACY ** CLOAKROOM ** KITCHEN DINING ROOM ** LOUNGE AREA ** UTILITY ** PART CONVERTED GARAGE ** EN SUITE TO MAIN BEDROOM ** CUL DE SAC LOCATION ****



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The ' Heritage Park ' development is within easy access of both welsh and english medium primary schools, shopping at Gorseinon and access to the M4 corridor. Early viewing of this property is highly recommended to fully appreciate.

fencing, decked seating area's. The single garage has been part converted and provides storage area to the front of the property



ENTRANCE HALL

Stairs to first floor, doors to ground floor rooms, tiled flooring

LOUNGE AREA 14'1" x 10'9" (4.3 x 3.3)

Double glazed window, carpet flooring

KITCHEN DINING ROOM 17'8" x 8'6" (5.4m x 2.6m)

A matching range of floor and wall units with work surfaces over, gas hob, electric oven, free standing appliances, dining area



CONSERVATORY 11'1" x 10'9" (3.4 x 3.3)

Brick built double glazed conservatory with access to gardens



UTILITY

Utility room with access to rear gardens

CLOAKROOM WC

Low level wc, wash hand basin

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 12'9" x 10'9" (3.9m x 3.3m)

Double glazed window, carpet flooring



EN SUITE

BEDROOM 8'10" x 6'10" (2.7 x 2.1)

Double glazed window, carpet flooring

BATHROOM

Matching bathroom suite with tiled surrounds

BEDROOM 7'10" x 7'6" (2.4 x 2.3)

Double glazed window, carpet flooring



OUTSIDE

Large rear gardens fully enclosed by



