



## Loughor Road, offers over £425,000

- Full Level 2 Survey Upfront!
- Off road parking for up to 4 cars
- Rear and Side gardens
- Council Tax C
- 3 Double Bedrooms
- Asbestos test completed- Negative
- Multiple reception rooms
- Double garage
- EPC Rating: C



 4
  2
  5





## About the property

Welcome to Rhyd-Yr-Awel - an architect designed ,Dorma style ,detached house that offers a harmonious blend of contemporary design and classic charm. Set in a sought after area, the property offers a lot of space inside and out. Call for enquiries..

## Accommodation

### Kitchen

16' 1" x 11' 2" ( 4.90m x 3.40m )

### Lounge/Dining Room

23' 3" x 32' 1" ( 7.09m x 9.78m )

### 2nd Lounge

13' 3" x 12' 6" ( 4.04m x 3.81m )

### Utility Room

5' 6" x 11' 9" ( 1.68m x 3.58m )





### Study

9' 7" x 11' 1" ( 2.92m x 3.38m )

### Conservatory

10' 2" x 9' 8" ( 3.10m x 2.95m )

### Bedroom 1

12' 7" x 13' max ( 3.84m x 3.96m max )

### En-Suite

6' 6" max x 7' 2" ( 1.98m max x 2.18m )

### Bedroom 2

9' 8" x 15' 6" max ( 2.95m x 4.72m max )

### Bedroom 3

10' 1" max x 8' 9" max ( 3.07m max x 2.67m max )

### Bedroom 4

11' 6" x 12' 8" max ( 3.51m x 3.86m max )

### Dressing Room

4' 7" x 5' 9" ( 1.40m x 1.75m )

### Family Bathroom

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## Floorplan



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