



# Waun Road, Loughor Swansea

£300,000

- Freehold
- Sought after location
- Driveway parking for multiple cars
- Good links to M4
- EPC Rating: D



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## About the property

Presenting a charming 3-bedroom detached bungalow with a delightful exterior, set in the sought after area of Waun road, Loughor. This lovely home boasts a large stunning rear garden, providing a serene outdoor space for relaxation. Enjoy the convenience of parking for up to 4 cars, making coming home a breeze. Step inside to discover a welcoming lounge featuring a fireplace, creating a cozy ambiance. The kitchen and dining room offer both style and practicality for your daily needs. Also providing 3 Bedrooms and a Bathroom. Nestled in the Loughor area, this property benefits from a range of local amenities, including schools, parks, and convenient access to shops. It's not just a home, it's a lifestyle. Please call the Sales team today on 01792894422 to book a viewing on this beautiful home.

## Accommodation

### **Kitchen/Dining Room**

20' 11" x 12' 4" ( 6.38m x 3.76m )

### **Lounge**

13' x 11' ( 3.96m x 3.35m )

### **Bedroom 1**

11' 1" x 11' ( 3.38m x 3.35m )

### **Bedroom 2**

11' x 9' ( 3.35m x 2.74m )

### **Bedroom 3**

13' x 11' ( 3.96m x 3.35m )

### **Shower Room**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.