



17 Landor Drive, Loughor, Swansea, SA4 6GL

£210,000

Situated cul-de-sac on Landor Drive we offer for sale this semi detached house in Loughor, Swansea. With three reception rooms, this home is perfect for families or first time buyers.

The ground floor features an entrance hall that leads to a sitting room, lounge/dining room, kitchen and a conservatory extends the living space while overlooking the garden.

Upstairs, you will find three bedrooms along with a family bathroom. The property also boasts a front driveway, providing parking for one vehicle and side access to the rear garden.

The garden is a generous size, predominantly laid to lawn, making it a perfect area for children to play or for hosting summer barbecues. The location is particularly appealing, situated just a stone's throw from the picturesque River Loughor, which offers scenic walks. Loughor village is well equipped with essential amenities, including a local primary school, shop/Post Office, and public houses. Additionally, it benefits from excellent transport links to Trostre Retail Park, Swansea city centre, and the M4 corridor, making it an ideal choice for commuters. This property presents a wonderful opportunity to acquire a family home in a desirable location.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, wall mounted boiler, door to sitting room and door to the lounge/dining room.

Sitting Room 16'11" x 7'6" (5.15m x 2.29m)



Double glazed window to front, radiator.

Open Plan Lounge Area 14'2" x 10'11" (4.32m x 3.33m)



Double glazed window to front, staircase leading to first floor, radiator,

Open Plan Dining Area 8'4" x 10'11" (2.55m x 3.33m)



Double glazed window to rear, radiator.

Kitchen 11'10" x 7'6" (3.61m x 2.29m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, washing machine and cooker, understairs storage cupboard, radiator, double glazed window to rear, door leading into the conservatory.

Conservatory



Double glazed windows to side and rear. double glazed rear double door leading to the garden.

First Floor

Landing

Bedroom 1 11'7" x 10'1" (3.52m x 3.07m)



Window to rear, radiator.

Bedroom 2 10'3" x 11'1" (3.12m x 3.37m)



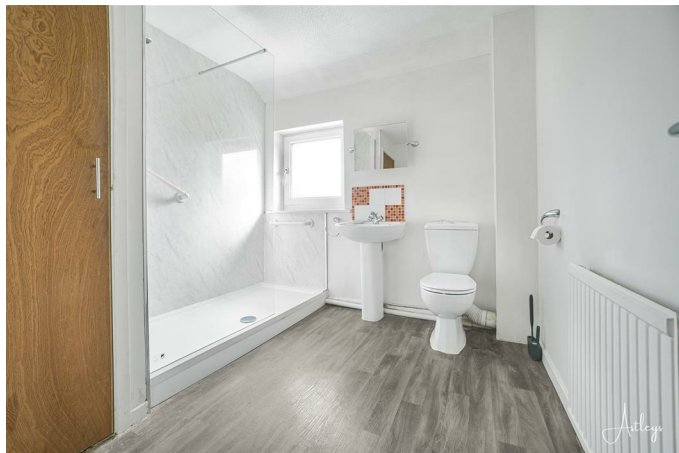
Double glazed window to front, radiator.

Bedroom 3 8'4" x 8'4" (2.55m x 2.55m)



Double glazed window to front, radiator.

Bathroom



Fitted with three piece suite comprising a bath, wash hand basin and WC. Tiled splashbacks, cupboard, radiator, frosted double glazed window to rear.

External



The property features a front driveway providing off road parking, along with side access to the rear garden.

The spacious rear garden is predominantly laid to lawn, with a small patio area extending from the conservatory, perfect for outdoor seating. Mature shrubs add a touch of greenery, creating a pleasant and private outdoor space.

Rear Garden



Aerial Images



Agents Note

Tenure -

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile coverage - Vodafone, Three, O2

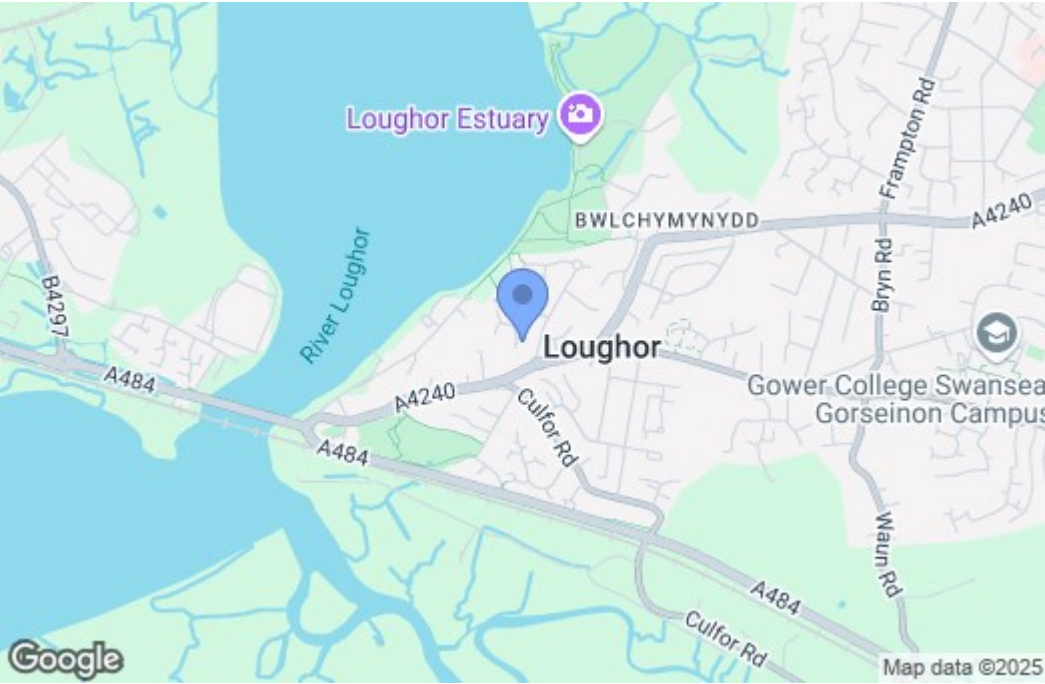
Broadband - Basic 5 Mbps, Superfast 45 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky

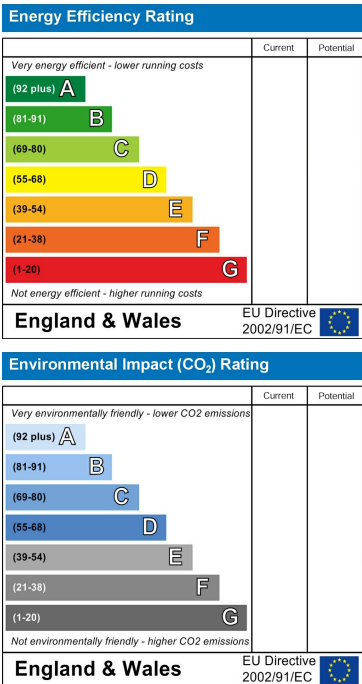
Floor Plan



Area Map



Energy Efficiency Graph



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