



## Lone Road, offers in excess of £145,000

- Three bedroom family home
- Popular location on Lone Road
- Two spacious reception rooms
- Front and rear gardens
- Driveway providing off-road parking
- Close to local schools, shops and transport links
- Access to Swansea city centre
- EPC Rating: D



 3  1  2



## About the property

Located on the popular Lone Road in Swansea, this charming three-bedroom property offers a blend of space and practicality, perfect for families and first time buyers.

The ground floor features two inviting reception rooms, providing ample space for both relaxation and entertaining. The kitchen is well-equipped with good storage and workspace. The family bathroom downstairs for convenience. Upstairs the home offers three well-sized bedrooms.

Externally, the property benefits from both front and rear gardens, providing outdoor space for gardening or play. A private driveway offers convenient off road parking.

Situated in the sought after residential area, the home is near local schools, shops, and transport links, offering access to Swansea city centre and nearby amenities.



## Accommodation

### Reception Room One

10' x 14' 5" ( 3.05m x 4.39m )

### Reception Room Two

12' 2" x 12' ( 3.71m x 3.66m )

### Kitchen

18' 4" x 9' ( 5.59m x 2.74m )

### Shower Room

8' 2" x 5' 7" ( 2.49m x 1.70m )

### Bedroom One

10' 4" x 14' 7" ( 3.15m x 4.45m )

### Bedroom Two

12' 2" x 8' 9" ( 3.71m x 2.67m )

### Bedroom Three

8' 5" x 9' ( 2.57m x 2.74m )

### Landing

9' 4" x 9' ( 2.84m x 2.74m )

01792 798201

morrison@peteralan.co.uk

## Floorplan



Total floor area 90.5 m<sup>2</sup> (974 sq.ft.) approx

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