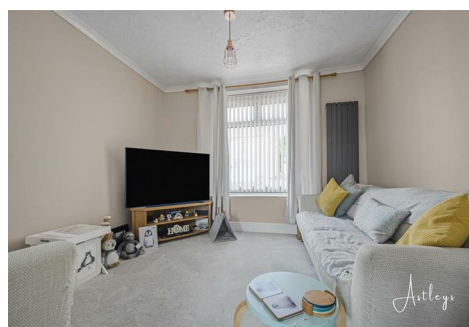




## 161 Borough Road, Loughor, Swansea, SA4 6RZ

**Offers Over £180,000**

Situated in the popular and well-established village of Loughor, this three-bedroom semi-detached home with the added benefit of a rear driveway providing off-road parking for up to three vehicles presents an excellent opportunity for first-time buyers, families and those looking to put down roots in a convenient residential location. The property offers well-proportioned accommodation comprising an entrance porch and hallway leading into a spacious lounge/dining room, the kitchen benefits from access to a practical utility room, adding valuable additional storage and workspace. To the first floor are three bedrooms and a family bathroom. Externally, the property enjoys a small forecourt to the front, with shared side access leading to a generous, level rear garden laid to lawn. The garden provides an excellent space for children to play, outdoor dining and summer entertaining, and also benefits from an outside WC. Ideally located, the property is within easy reach of a range of local shops, supermarkets, schools and everyday amenities. Loughor Estuary and the scenic Millennium Coastal Path are nearby, offering beautiful walks and outdoor recreation. Excellent road links via the M4 provide convenient access to Swansea City Centre, Llanelli and beyond, while nearby bus routes make commuting straightforward.

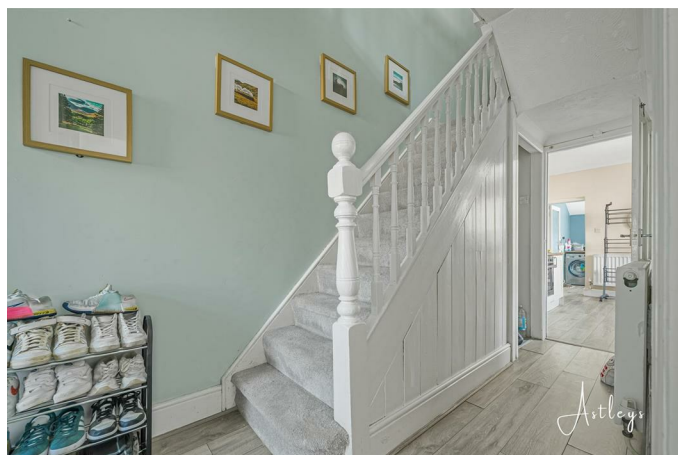
## The Accommodation Comprises

### Ground Floor

**Porch 4'6" x 3'5" (1.38m x 1.05m)**

Entrance door to front, door to the hallway.

**Hall 15'10" x 5'5" (4.83m x 1.66m)**

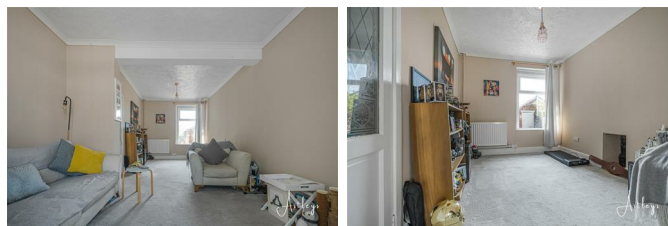


Laminate flooring, staircase to first floor with under-stairs storage, radiator.

**Lounge/Dining Room 20'8" x 6'7" (6.31m x 2.00m)**



Double glazed windows to front and rear, two radiators.



**Kitchen 11'10" x 9'3" (3.60m x 2.82m)**



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, built-in fridge/freezer, built-in electric oven and four ring electric hob with pull out extractor hood over, radiator, laminate flooring, double glazed window to side, door to the utility room.



**Utility Room 7'4" x 9'3" (2.24m x 2.82m)**



Bae unit with worktop space over base units, plumbing for washing machine, radiator, wall mounted boiler, double glazed windows to side and rear, door to side leading to the garden.

#### **First Floor**

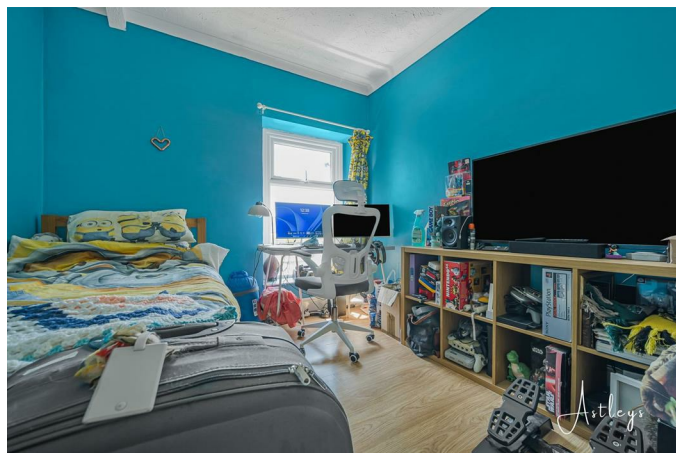
**Landing 16'8" x 5'4" (5.07m x 1.63m)**

**Bedroom 1 9'11" x 15'0" (3.02m x 4.56m)**



Two double glazed windows to front, radiator

**Bedroom 2 10'6" x 9'2" (3.21m x 2.80m)**



Double glazed window to rear, laminate flooring, radiator.

**Bedroom 3 5'8" x 9'3" (1.73m x 2.82m)**

Double glazed window to side, radiator.

**Bathroom 5'10" x 6'2" (1.78m x 1.87m)**

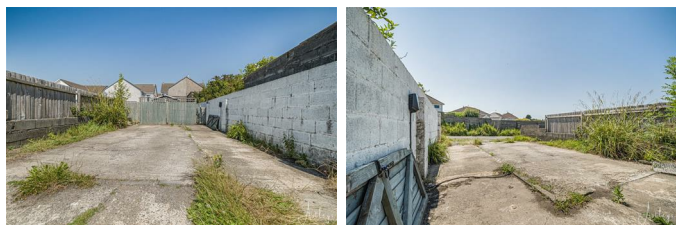


Three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled walls, radiator, tiled flooring, frosted double glazed window to side.

## External



## Rear Parking



## Rear Garden



## Aerial Images



## Agents Note

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

68 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

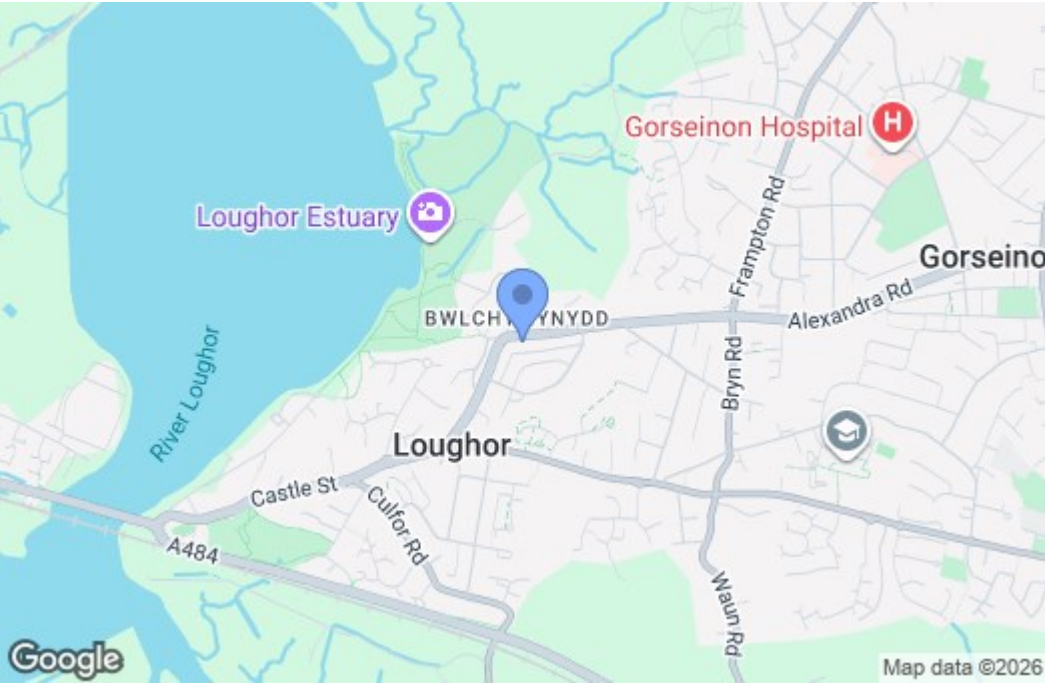
Sky

Virgin

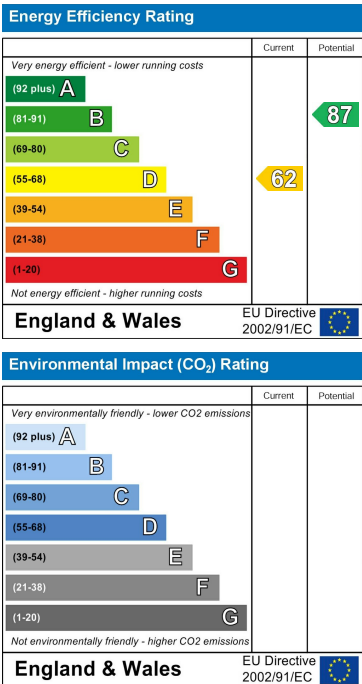
Floor Plan



Area Map



Energy Efficiency Graph



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