



## Libanus Road, offers over £240,000

- Detached Home
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking
- Ideal Family Home
- Great Location
- EPC Rating: C



 3  1  2



## About the property

We are pleased to offer for sale this spacious three bedroom detached home set within a generous plot in the popular area of Gorseinon. The accommodation comprises entrance hall, spacious living room, dining room, fitted kitchen, three good size bedrooms, a loft conversion offering additional versatile space, and a modern family bathroom.

Externally, there is a well-presented split-level rear garden with patio and decking areas, perfect for entertaining and family enjoyment.

Conveniently located close to local shops, schools including Penyrheol Comprehensive School, leisure facilities and excellent transport links with easy access to the M4.



## Accommodation

### Entrance Porch

### Lounge

15' 1" x 15' 1" ( 4.60m x 4.60m )

### Sitting Room

7' 11" x 16' 7" ( 2.41m x 5.05m )

### Kitchen

9' 10" Max x 15' 1" Max ( 3.00m Max x 4.60m Max )

### Utility

8' 3" x 6' 7" ( 2.51m x 2.01m )

### First Floor

### Landing

### Bathroom

### Bedroom One

9' x 13' 7" ( 2.74m x 4.14m )

### Bedroom Two

11' 6" Max x 9' Max ( 3.51m Max x 2.74m Max )

### Bedroom Three

7' 3" x 5' 9" ( 2.21m x 1.75m )

### Second Floor

### Loft Space

9' 9" Max x 15' 2" Max ( 2.97m Max x 4.62m Max )

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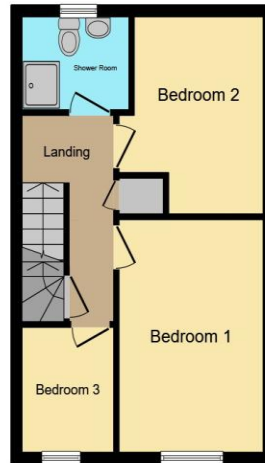
gorseinon@peteralan.co.uk

## Floorplan



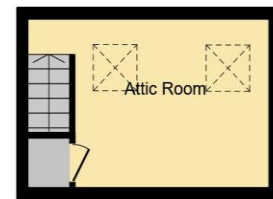
Ground Floor

Floor area 57.6 sq.m. (620 sq.ft.)



First Floor

Floor area 35.5 sq.m. (383 sq.ft.)



Second Floor

Floor area 13.8 sq.m. (148 sq.ft.)

Total floor area: 106.9 sq.m. (1,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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