



## Westland Close, offers over £180,000

- Semi Detached
- Three Bedrooms
- Modern Kitchen/ Diner
- Driveway
- Ideal First Purchase
- EPC Rating: C



 3  1  1



## About the property

Situated in the popular and family-friendly area of Westlands Close, Loughor, this well-presented three-bedroom semi-detached property offers bright, modern living throughout and is ideal for a range of buyers.

The accommodation comprises a welcoming lounge to the front, decorated in neutral tones and benefiting from generous natural light. To the rear, the property features a contemporary open-plan kitchen and dining area, complete with modern cabinetry, ample worktop space, and access out to the rear garden—ideal for everyday living and entertaining.

Upstairs, the home offers three well-proportioned bedrooms along with a stylish, recently updated family bathroom fitted with both a bath and separate shower enclosure.

Externally, the property enjoys a driveway to the front along with side access leading to a spacious, tiered rear garden. The garden provides a mixture of patio areas and raised planted sections, offering plenty of potential for outdoor seating, gardening, or future landscaping.



## Accommodation

### Ground Floor

8' 7" x 5' 5" ( 2.62m x 1.65m )

### Entrance Hall

### Living Room

12' 6" x 12' 5" ( 3.81m x 3.78m )

### Kitchen

18' 8" x 9' 9" ( 5.69m x 2.97m )

### First Floor

### Landing

### Bedroom One

13' 4" x 9' 10" ( 4.06m x 3.00m )

### Bedroom Two

9' 7" Max x 8' 10" Max ( 2.92m Max x 2.69m Max )

### Bedroom Three

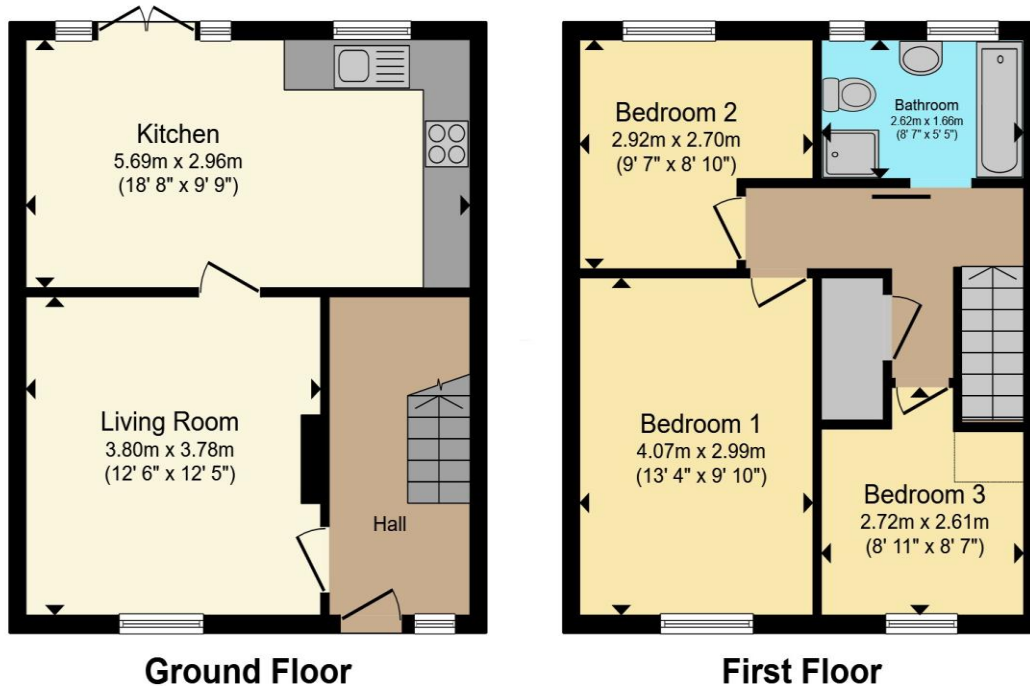
8' 11" x 8' 7" ( 2.72m x 2.62m )

### Bathroom

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## Floorplan



**Ground Floor**

**First Floor**

Total floor area 78.1 m<sup>2</sup> (840 sq.ft.) approx

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