



## Loughor Road, offers over £150,000

- End Terraced
- 3 Good Sized Bedrooms
- W.C upstairs
- Warranty for Windows & Doors
- Close to Schools
- M4 Links Near
- Bus Routes Walking Distance
- Freehold
- EPC Rating: E



 3  1  1



## About the property

Situated in the heart of Gorseinon, this well-located three-bedroom end-terrace home offers spacious living and excellent convenience for families, first-time buyers, or commuters.

The property comprises two bright and welcoming living spaces, providing flexibility for both relaxation and dining. The well-positioned kitchen sits at the rear of the home, offering plenty of practicality and easy access to the outside space. Selective appliances included. A downstairs bathroom adds further convenience to the ground-floor layout.

Upstairs, you will find three well-proportioned bedrooms, each offering comfortable accommodation, along with an additional WC—ideal for busy households.

Perfectly placed for everyday living, this property is within close proximity to local schools, bus routes, and excellent M4 links, making travel and commuting simple and stress-free.

A fantastic opportunity to secure a spacious end-terrace home in a well-connected and popular area.



## Accommodation

### Lounge

15' 7" x 11' 6" ( 4.75m x 3.51m )

### Dining Room

15' 9" max x 10' 10" max ( 4.80m max x 3.30m max )

### Kitchen

13' 4" x 11' 2" ( 4.06m x 3.40m )

### Bathroom

11' max x 9' 11" ( 3.35m max x 3.02m )

### Bedroom 1

15' 11" x 10' 9" ( 4.85m x 3.28m )

### Bedroom 2

13' 5" x 11' 7" ( 4.09m x 3.53m )

### Bedroom 3

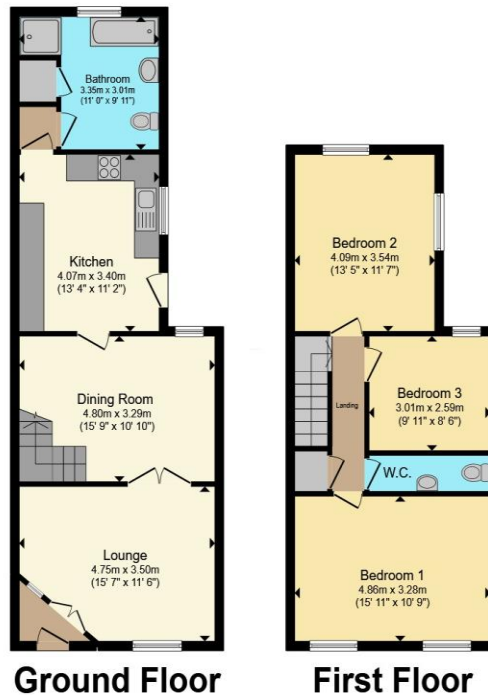
9' 11" x 8' 6" ( 3.02m x 2.59m )

### W.C

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## Floorplan



Total floor area 103.9 m<sup>2</sup> (1,119 sq.ft.) approx

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