

79 Loughor Road, Gorseinon, Swansea SA4 6AZ

Three Bedrooms and Two Bathrooms
Completely Refurbished and Modernised
Generous South Facing Garden and Off Street Parking

FREEHOLD

1,090 sqft

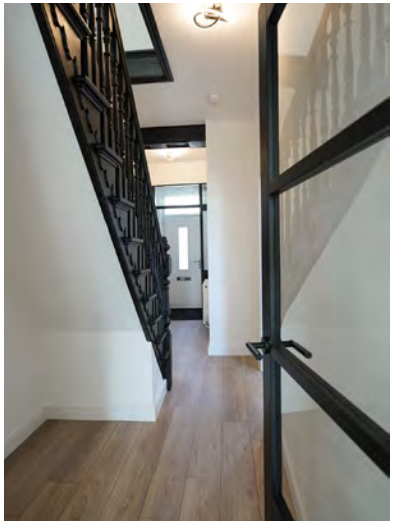
OFFERS IN THE REGION OF

£275,000


Contemporary interiors, a superb kitchen/family
room and a generous south-facing garden...







A fresh start in a stylishly refurbished home, with three bedrooms, an en-suite and a generous garden enjoying a sunny southerly aspect. Spacious living accommodation, a contemporary kitchen opening outdoors and parking to the side make this an appealing choice for family life. Offered with no onward chain.























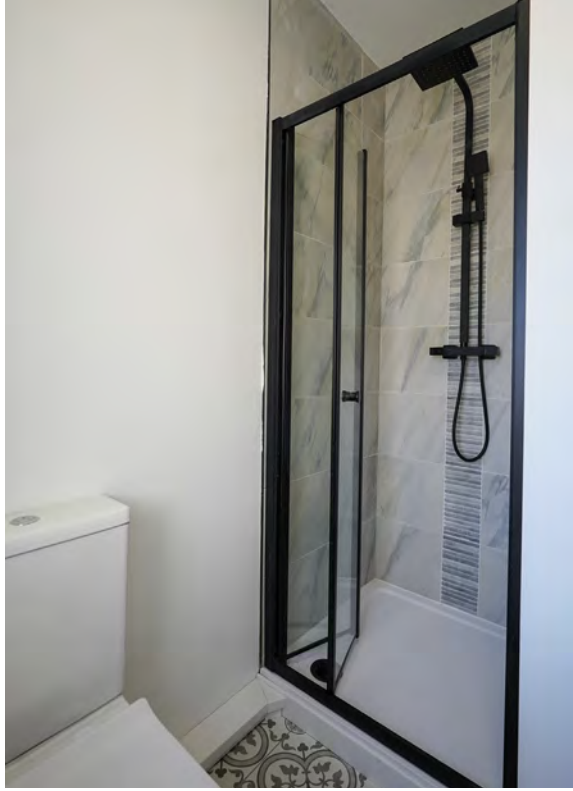




















Entirely refurbished, this three-bedroom end-of-terrace house combines the proportions of a traditional home with a fresh, contemporary interior. Extending to 1,090 sqft, it offers generous living space, a beautifully finished kitchen and two stylish shower rooms, complemented by a substantial south-facing garden and off-street parking.

An entrance porch opens into the hallway, with the principal living room to the front. At over seven metres long, this is a wonderfully spacious room, with a bay window bringing in natural light and ample space for comfortable seating and a separate dining area. Soft neutral decoration and newly fitted carpeting create a calm setting, ready for a buyer to make their own.

To the rear, the impressive kitchen/family room forms the heart of the house. Sleek cabinetry, pale work surfaces and contrasting black fittings give the kitchen a clean, contemporary finish, while wood-effect flooring adds warmth. The room stretches over eight metres, providing space to cook, eat and spend time together. A rooflight draws daylight into the rear of the room, where bi-fold doors open directly onto the garden—an inviting arrangement for summer lunches and entertaining. A separate WC com-pletes the ground floor.

Upstairs, the main bedroom occupies the front of the house, with two win-dows and its own newly fitted en-suite shower room. Two further bedrooms provide room for family, guests or a home office, served by a smart family shower room. Both shower rooms combine contemporary fittings with care-fully chosen tiling, continuing the considered finish found throughout.

The corner plot is a particular attraction, giving the house a notably generous rear garden. South-facing and predominantly laid to lawn, it offers plen-ty of space for children to play, outdoor dining and planting, with scope to shape the garden around individual tastes. Off-street parking is positioned to the side.

A thoroughly modernised home with excellent space both inside and out, offered Freehold and with no onward chain.

Outside, the front and rear gardens are sunny and easy to manage, while the driveway provides ample off-road parking.

Tenure: Freehold.

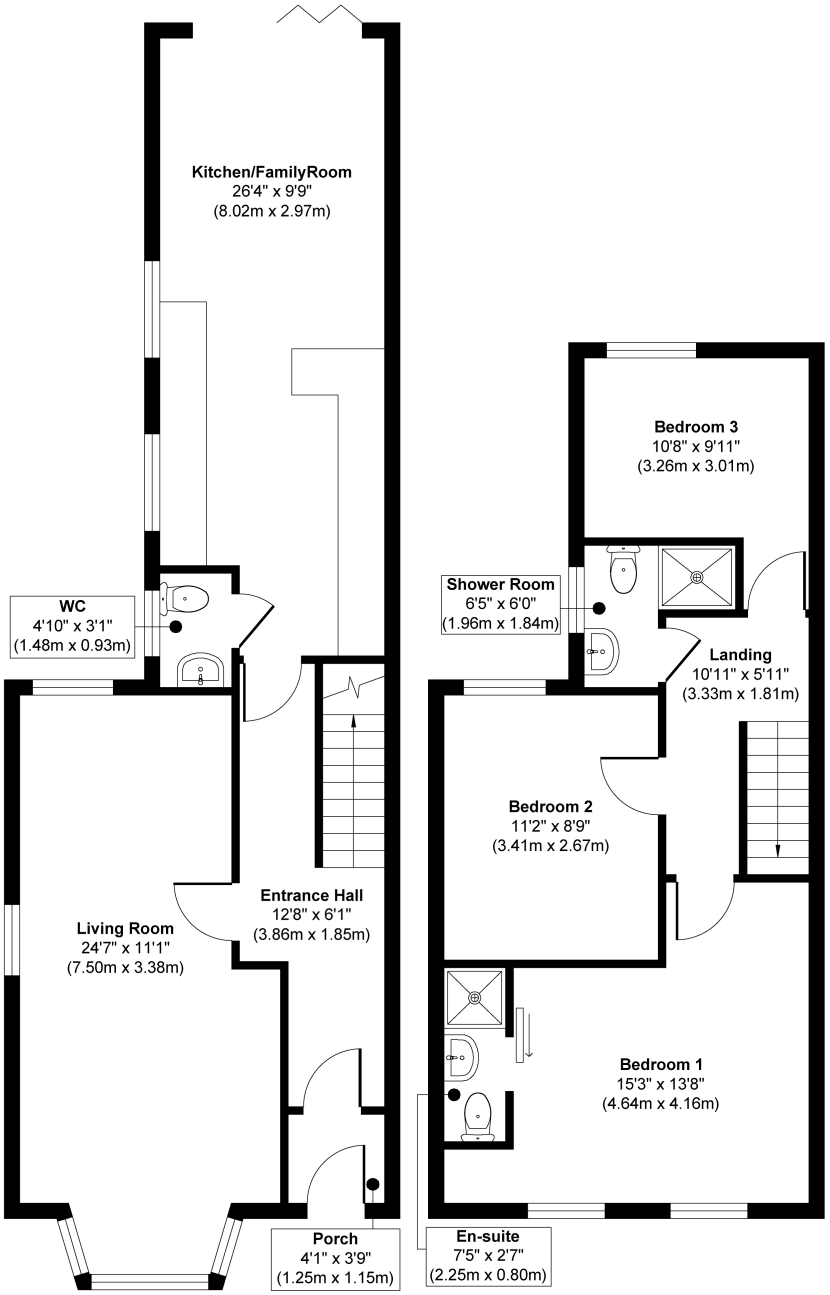
Services: Mains electricity, gas, water and drainage; Central heating fired by gas.

Council Tax: Band C (£1,905p.a.)

EPC: C




DANGER OF DEATH
ELECTRIC
OVERHEAD LINE
PERYGL MARWOLAETH
CABLEN
DRYDAN UWCHBEN



Ground Floor
Approximate Floor Area
619 sq. ft
(57.58 sq. m)

First Floor
Approximate Floor Area
471 sq. ft
(43.84 sq. m)

Approx. Gross Internal Floor Area 1090 sq. ft / 101.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

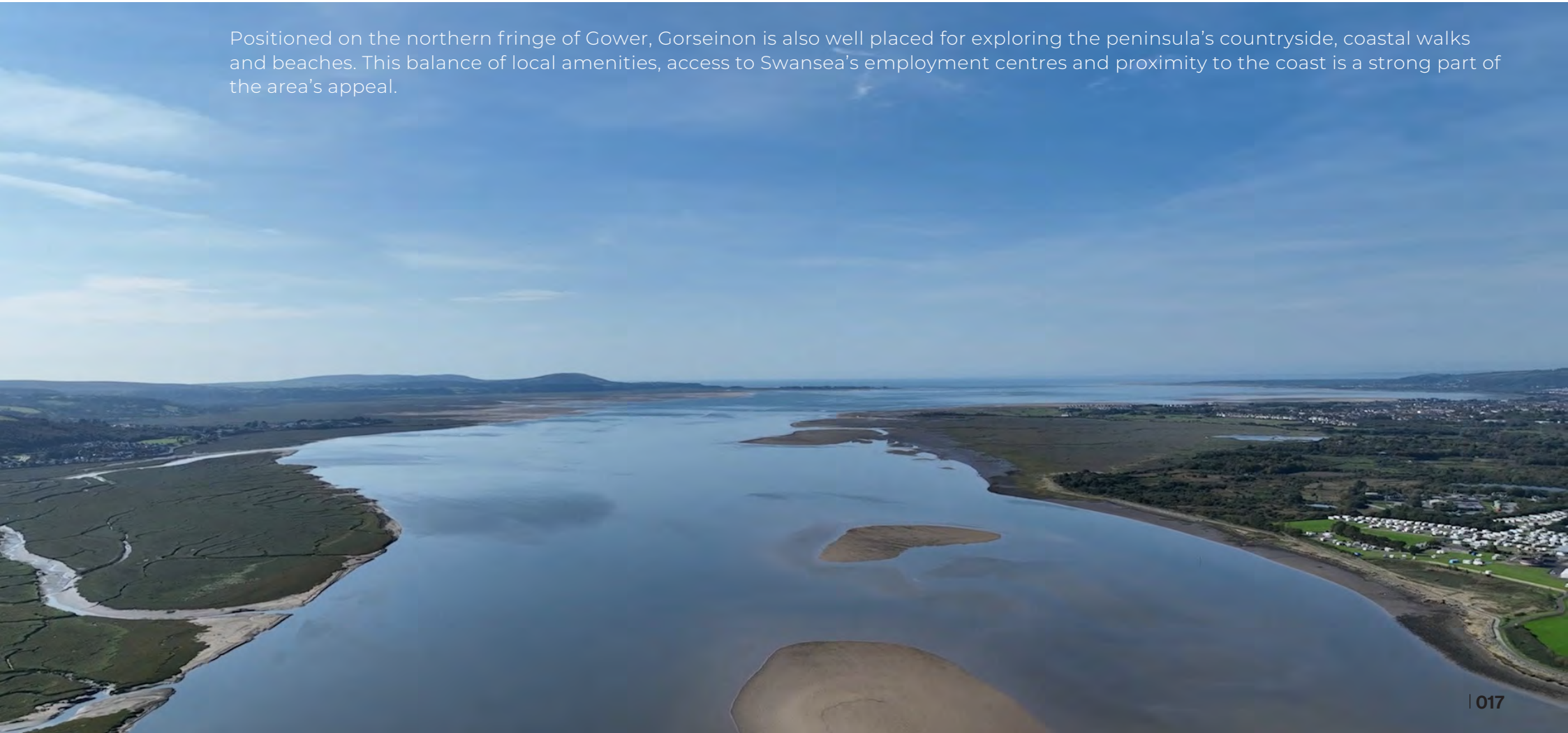
The Location

Loughor Road offers a practical base for family life, with the shops, cafés and everyday services of Gorseinon readily accessible. The town combines a well-established community with convenient access to the wider Swansea area, sitting approximately six miles north-west of Swansea and around two miles from M4 Junction 47. These are general distances from Gorseinon, with routes from the property varying.

There is plenty to support an active lifestyle locally, from the open spaces of Parc y Werin to the sports and leisure facilities at Penyrheol Leisure Centre. Local clubs provide further opportunities to become involved in the community, while nearby Loughor and its estuary offer a change of scenery close to home.

Education options include English- and Welsh-medium primary schools locally, with Ysgol Gynradd Gymraeg Pontybrenin situated on Loughor Road. Penyrheol Comprehensive serves the wider Gorseinon and Loughor communities, while Gower College Swansea has a campus on Belgrave Road. The property's precise school catchments and admission arrangements should be confirmed with Swansea Council.

Positioned on the northern fringe of Gower, Gorseinon is also well placed for exploring the peninsula's countryside, coastal walks and beaches. This balance of local amenities, access to Swansea's employment centres and proximity to the coast is a strong part of the area's appeal.



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