

83 Culfor Road, Loughor, Swansea, West Glamorgan, SA4 6UA



Asking price £169,995



Three double bedroom semi-detached house standing on a substantial corner plot, elevated from the road and has off road gated parking bay, with potential to incorporate more. Room to extend subject to planning consents. The location is perfect for commuting, handy for local shops, walks, school routes etc. There is ample room to extend to side, subject to planning consents. Living space offers, side porch, hallway, open living dining room, kitchen, rear lobby, downstairs wc. First floor has the three bedrooms, bathroom and shower room. Worcester boiler in place.

EPC: D Square Metres: 108 Council Tax Band: C

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RICS



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PROTECTED

Entrance Porch

9'4 x 8'4 (2.84m x 2.54m)

Door to front and side window, tiled floor.



Hallway

Laminate flooring, stairs to first floor, radiator.



Living Dining Room

23'3(11'8) x 15'3(11'8) (7.09m(3.56m) x 4.65m(3.56m))

Twin windows to front, two radiators, stone hearth, fire not in use, carpet.



Kitchen

16'11(11'9) x 8'8 (5.16m(3.58m) x 2.64m)

Base and wall units, space for cooker, space for washing machine, space for fridge freezer, worktop housing sink, part tiled walls, vinyl flooring, window to rear, under stair cupboard with little window to side.



Rear Lobby

Door to rear.

Downstairs WC.

WC. tiled floor, window facing rear.

FIRST FLOOR

Landing

Turn stairs, window facing side, carpet, loft access.



Bedroom 1

13'4 x 11'3 (4.06m x 3.43m)

Window facing front, radiator, carpet, built in wardrobes.



Bedroom 2

10'6 x 10'2 (3.20m x 3.10m)

Window facing front, carpet, radiator, built in wardrobes.



Bedroom 3

10'2 x 8'11 (3.10m x 2.72m)

Window facing rear, carpet, radiator, built in cupboards.



Bathroom

8'5 x 6'4 (2.57m x 1.93m)

Window to side, step up to wc, and bath, wash hand basin, carpet, radiator.



Shower Room

Shower cubicle, wash hand basin, wall mounted worcester boiler, window facing rear, radiator.



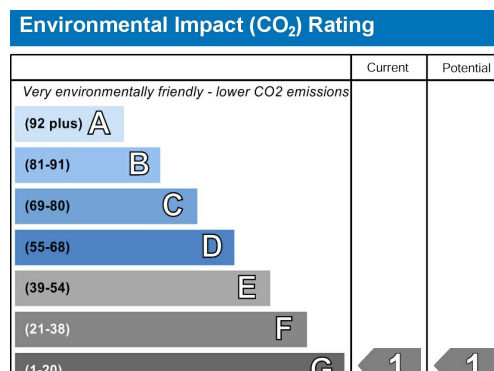
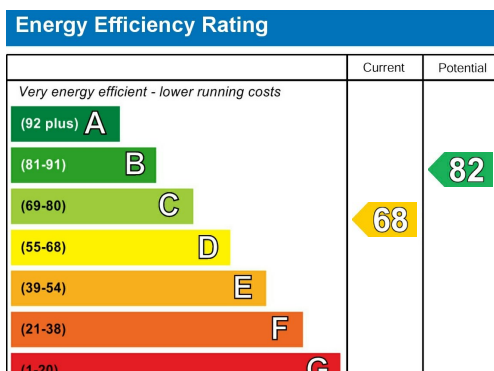
Externally

Gated walled boundary to front, large expanse of lawn to front and side, side gated parking bay, fishpond, greenhouse, storage sheds to side and rear, gated access to rear, patio area. External lift to steps not in use.



Services

Advised all mains. Wide angled lense has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

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