



## 4 Taliesin Place, Loughor, Swansea, SA4 6GJ

Asking Price: £229,950

- Extended Three Bedroom Detached Property
- Popular And Convenient Residential Area
- Ideal Family Home Or First Time Purchase
- First Floor Bathroom
- Front And Rear Gardens
- No Forward Chain
- Two Reception Rooms



**Entrance**

Entered via double glazed side door to small porch with textured ceiling and doors to:-

**Lounge/dining Room**

7.65m x 3.29m (25' 1" x 10' 10")

A good size light and airy room, open plan effect with central staircase giving access to the first floor, textured ceiling with coving, inset coal effect gas fire within ornate wooden fire surround with marble back panel and matching hearth, double glazed window to front aspect, double glazed patio doors opening onto rear garden and door to:-

**Kitchen**

3.85m x 2.770m (12' 8" x 9' 1")

Fitted with a range of matching base and wall units with speckled colour coordinated roll top work surface space and preparation area incorporating single drainer ceramic sink unit with hot and cold mixer taps over, majority tiled walls, ceramic tile flooring, understairs storage cupboard space, space for fridge freezer, textured ceiling with coving, cooker point, breakfast bar, double glazed window and door to the rear and further door to:-

**Sitting Room**

A good size room suitable for many purposes including playroom or tv lounge. Texture ceiling with coving, double glazed window to front aspect and doors back to kitchen and porch.

**First Floor Landing**

With textured ceiling and coving and doors to:-

**Bedroom One**

With textured ceiling and coving and double glazed window to front aspect.

**Bedroom Two**

With textured ceiling and coving, fitted wardrobes and double glazed window to the rear.

**Bedroom Three**

2.885m x 2.58m (9' 6" x 8' 6")

With textured ceiling and coving and double glazed window to front aspect.

**Family Bathroom**

2.81m x 2.54m (9' 3" x 8' 4")

A three piece suite comprising panel bath, wash hand basin, low level W.C, fully tiled walls, built in airing cupboard space and double glazed frosted window to the rear.

**External**

To the front of the property is block paved driveway parking and garden laid mainly to lawn. Gate to the side then gives access to a level and enclosed rear garden again laid mainly to lawn, paved patio and fenced boundaries.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser



**FRESH**

*We deliver on Service ...*

