

Glebe Road, Loughor, Swansea, SA4 6QS

Asking Price: £135,000

- 2 Bedroom
- Extended Two Bedroom Mid Terrace Property
- Rear Access With Off Road Parking
- Popular And Convenient Residential Area
- Freehold Title
- Mid Terrace Property
- Ideal First Time Purchase
- Ground Floor Bathroom
- No Forward Chain



Entrance

Entered via double glazed front door to small porch with medium oak effect laminate flooring, textured ceiling and inner door to:-

Lounge/dining Room

a good size light and airy room, open plan effect with staircase giving access to the first floor, medium oak effect laminate flooring, textured ceiling, dado rail feature arch to recess, double glazed windows to front and rear aspect and door to:-

Kitchen

Fitted with a range of matching base and wall units in grey with bronze handles, colour coordinated roll top work surface and space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker with extractor canopy, spot lighting, space for fridge freezer, plumbing for automatic washing machine, wall mounted Worcester boiler (supplying domestic hot water and gas central heating), laminate flooring, double glazed window to side aspect, double glazed door giving access to side and rear and further door to:-

Bathroom

A three piece suite in white comprising panel bath with electric shower over, glazed side screen and pattern tiles, low level W.C, wash hand basin, heated chrome towel rail and double glazed frosted window to side aspect.

First Floor Landing

With doors to:-

Bedroom One

With double glazed window to front aspect.

Bedroom Two

With built in airing cupboard space and double glazed window to rear aspect.

External

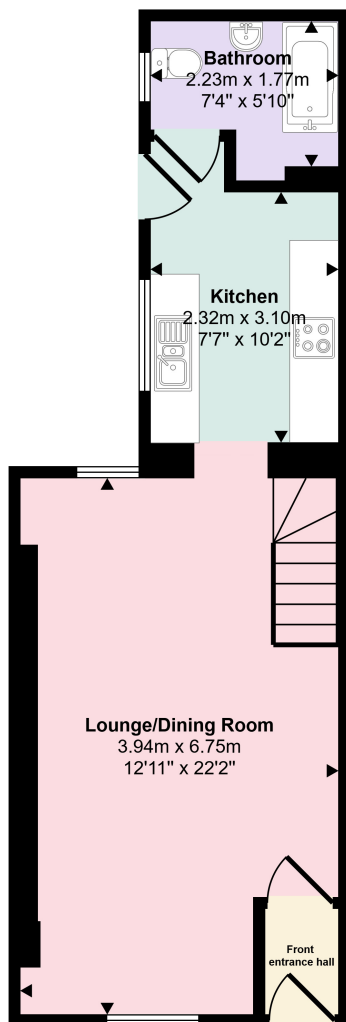
To the rear of the property is a tiered garden with paved patio area. To the rear of the property is off road parking for numerous vehicles accessed from Jubilee Lane.

Disclaimer

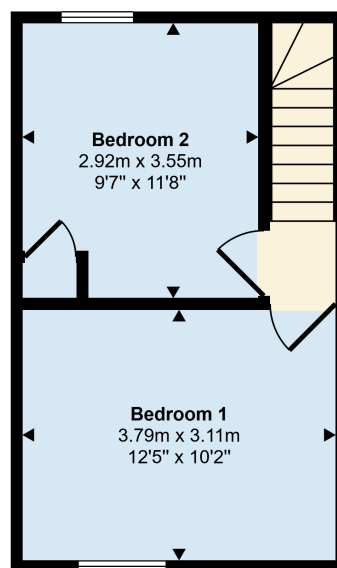
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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 advisers.



Approx Gross Internal Area
64 sq m / 693 sq ft



Ground Floor
Approx 39 sq m / 418 sq ft



First Floor
Approx 26 sq m / 275 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	89
		EU Directive 2002/91/EC	

