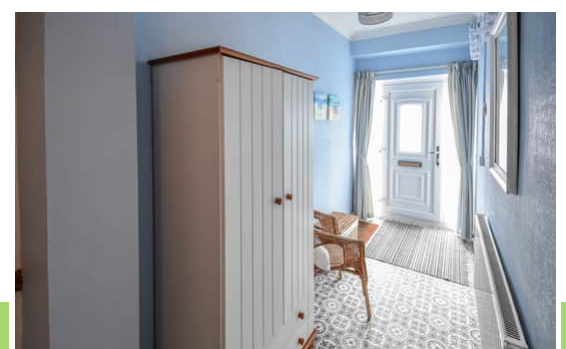
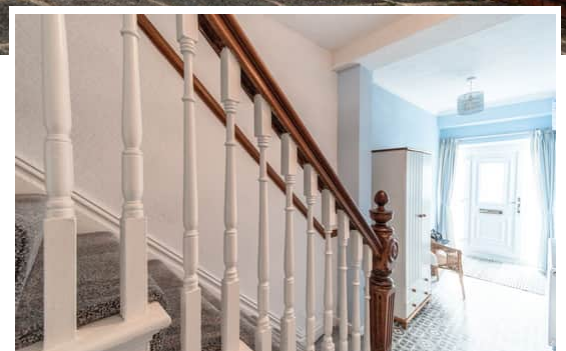




6 Culfor Road, Loughor, Swansea, SA4 6TY

Asking Price: £259,950

- Extended Detached Family Home
- Extremely Well Presented Throughout
- Four Bedrooms
- Three Reception Rooms
- Popular And Sought After Residential Area
- Ensuite Shower To Master Bedroom
- First Floor Family Bathroom
- Good Size Rear Garden



Entrance

Entered via double glazed front door with matching glazed side panels giving access to:-

Hallway

With spindled staircase giving access to the first floor, under stairs storage cupboard space and doors to:-

Lounge

3.448m x 3.329m (11' 4" x 10' 11")

With medium oak effect laminate flooring, double glazed window to front aspect and opening to:-

Dining Room

4.058m x 3.080m (13' 4" x 10' 1")

With continued medium oak effect laminate flooring and double glazed window to rear aspect.

Sitting Room

4.11m x 3.40m (13' 6" x 11' 2")

A good size light and airy room with coving, double glazed window to side aspect and door to:-

Kitchen

3.20m x 3.20m (10' 6" x 10' 6")

A well appointed and fitted modern kitchen with a good selection of matching base and wall units with colour coordinated high gloss roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring ceramic hob, space for fridge freezer, fitted shelves, extractor fan, textured ceiling with coving, seating area, chrome spot lights, double glazed window to side aspect and door to:-

Lean To

1.558m x 1.181m (5' 1" x 3' 10")

Wall mounted boiler (supplying domestic hot water and gas central heating) single glazed door giving access to side and rear, single glazed window to the side and further door to:-

Cloakroom

2.237m x 0.670m (7' 4" x 2' 2")

With low level W.C

Utility Room/Breakfast Room

3.674m x 2.807m (12' 1" x 9' 3")

With fitted base units with wood effect roll top and preparation area, plumbing for both tumble drier and automatic washing machine, ceramic tile flooring, double glazed window to side aspect and double glazed French doors opening onto rear garden.

First Floor Half Landing

With dado rail, built in cupboard space, attic hatch and doors to:-

Bedroom Two

3.028m x 3.143m (9' 11" x 10' 4")

With original cast iron feature fireplace within wooden mantle and double glazed window to rear aspect.

Bedroom Three

3.05m x 2.67m (10' x 8' 9")

With original cast iron feature fireplace within ornate mantle and double glazed window to front aspect.

Bedroom Four

2.13m x 2.67m (7' 0" x 8' 9")

With double glazed window to front aspect.

Full Landing

With airing cupboard space and doors to:-

Family Bathroom

2.506m x 2.050m (8' 3" x 6' 9")

A three piece suite comprising panel bath with hot and cold mixer taps with shower attachment over and glazed side screen, low level W.C, wash hand basin, inset spot lighting, extractor fan, panelling and Laura Ashley wallpaper, double glazed frosted window to side aspect.

Master Bedroom

3.56m x 3.45m (11' 8" x 11' 4")

A spacious light airy room with attic hatch, double glazed windows to side and rear aspect and door to:-

Ensuite Shower

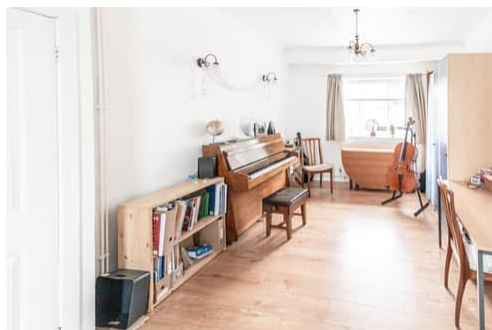
A three piece suite comprising walk in glazed shower cubicle housing mains shower, low level W.C, wash hand basin, fitted shelves to recess, heated towel rail and double glazed frosted window to side aspect.

External

To the front of the property is a flag stone driveway suitable to park 2 vehicles. Gate to the side then gives access to a good size level and enclosed rear garden laid mainly to lawn, well stocked with a selection of mature trees, shrubs and evergreens, hedge boundaries and flower borders and paved patio area.

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.



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