

NEW INSTRUCTION



3 Castle Grove, Loughor SA4 6TL

Offers in the region of £369,995

Gated development of four detached houses

En-suite to two principle bedrooms, plus Attic Room with Ensuite and Dressing Room.

Gas c/h and d/g

Integral garage and rear garden

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	77	85	England & Wales	74	81

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MW/DT/71264/190719

DESCRIPTION

We offer for sale this five bedroom detached family home in a gated cul-de-sac location in Loughor. The property benefits from cloakroom, utility room, en-suite facilities to the two principal bedrooms on the first floor, in addition to a larger than average bedroom on the second floor, with dressing room and en-suite bathroom. The property also benefits from a conservatory, downstairs cloakroom, integral garage and enclosed rear garden, plus double glazing throughout and a gas central heating system.

The property is just a short walk from Park William in Loughor, which has its own tennis court, bowling green, skate park and playing fields, as well as a children's play area. The village of Loughor also benefits from Primary School, Public House, Places of Worship, Post Office/Convenience Store, Garage, Castle ruins and walks along the Loughor Estuary Foreshore. It is also just a short drive from all the amenities of Gorseinon town, Parc Pemberton and Trostre Retail park. Motorway access is via J47 of the M4.

Viewing of this property is highly recommended to fully appreciate all that is on offer.

EER: C77

ENTRANCE PORCH

Double glazed front door with obscure double glazed side panel, tiled flooring, wall light, double glazed obscure door and side panel to:

ENTRANCE HALLWAY

Laminate flooring, coved ceiling with spot-lights, radiator, door to under-stairs storage cupboard, stairs to first floor, wall-mounted secure entry system for main gates, door to garage, door to:

CLOAKROOM

Double glazed obscure window to front, WC, pedestal wash hand basin, laminate flooring, radiator, tiled walls, coved ceiling.

SITTING ROOM

Double glazed window to front, radiator, coved ceiling

LOUNGE

Laminate flooring, coved ceiling, radiator in decorative cover, double glazed sliding patio doors to:

CONSERVATORY

Dwarf wall with double glazed windows to all 3 sides, double glazed patio doors to patio area.

KITCHEN / DINING ROOM

Double glazed window, double glazed sliding patio doors to rear. Fitted with a range of wall and base

units with wooden work top over, wooden wine rack, stainless steel Rangemaster double oven and grill with 5 ring gas hob and stainless steel extractor fan over, 1½ bowl stainless steel sink with drainer and mixer tap, integrated fridge/freezer, integrated dishwasher, coved ceiling with spot-lights, radiator, tiled floor, tiled splash-back, door to:

UTILITY ROOM

Double glazed obscure door and window to side, wall and base units with wooden worktop over, 1½ bowl stainless steel sink with drainer and mixer tap, tiled floor, tiled splash-back, plumbing for washing machine, wall mounted Baxi combination boiler, coved ceiling with spot-lights.

LANDING ONE

Coved ceiling, radiator, door to stairway to second floor, door to:

BATHROOM

Double glazed obscure window to rear. Suite comprising of WC, pedestal wash hand basin, bath, laminate flooring, tiled walls with mosaic border, chrome effect heated towel rail, extractor fan, coved ceiling.

BEDROOM ONE

Two double glazed windows to front, radiator, coved ceiling, built-in 4 door wardrobe, door to:

EN-SUITE ONE

Double glazed obscure window to side. Suite comprising of WC, pedestal wash hand basin, double shower cubicle with electric shower, tiled interior and glazed screen, extractor fan, chrome effect heated towel rail, tiled walls, cushion flooring.

BEDROOM TWO

Double glazed window to rear, radiator, coved ceiling, door to walk-in storage cupboard with shelving and radiator, door to:

EN-SUITE TWO

Double glazed obscure window to side. Suite comprising of WC, pedestal wash hand basin, shower cubicle with electric shower, tiled interior and glazed door, extractor fan, coved ceiling, chrome effect heated towel rail, tiled walls, cushion flooring.

BEDROOM THREE

Double glazed window to front, radiator, coved ceiling.

BEDROOM FOUR

Double glazed window to rear, radiator, coved ceiling.

BEDROOM FIVE

7'8 x 2'11 (2.34m x 0.89m)
Please note: Stairwell protrudes room. Two double glazed Velux windows to front, 1 double glazed

Velux window to rear, double glazed window to side, loft access, ceiling spot-lights, 2 radiators, door to dressing room.

EN-SUITE BATHROOM

Suite comprising of WC, oval wash hand basin in vanity unit, corner bath with mixer tap and shower head, double glazed velux window to front, double glazed obscure window to side, heated towel rail, tiled walls with mosaic border, cushion flooring, coved ceiling, extractor fan, spot-lights.

DRESSING ROOM

Please note: Limited headroom to 1 side.

EXTERNALLY

The cul-de-sac is accessed via electric gates with intercom system. There is off road parking for approximately 3 vehicles on the driveway to the front. There is side pedestrian access to both sides leading to an enclosed rear garden laid to patio and lawn with raised flower beds.

SERVICES

We are advised that mains gas, electricity, water and drainage are connected to the property. Please note there are maintenance and service charges applicable on the property as yet to be confirmed.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Gorseinon proceed to the traffic lights and turn left to onto Alexandra Road, continue to the next set of traffic lights and go straight over onto Borough Road. Continue along and onto the Monument, take a right hand turning here onto Glebe Road and continue through the mini roundabout and at the keep left take a left onto Culfor Road and the first right onto Bwrw Road. Continue along taking the first right hand turning into Castle Grove where the property can be located on the right within the gates.