



3 Woodlands Road, Loughor, Swansea, SA4 6PS

Offers in excess of £245,000



# Welcome to No.3

A beautifully presented three bedroom detached family home situated on Woodlands Road, Loughor.

This lovely home has been well cared for by its current owners and is tastefully decorated throughout.

Briefly comprising of entrance hallway, lounge, dining room, fitted kitchen, utility area, sitting room with gas fire and marble surround, modern three piece bathroom suite with rainwater shower plus three bedrooms.

Externally there is ample off road parking, a garage with electricity and power and beautifully kept front and rear gardens.

This really is a lovely home and must be seen!!!

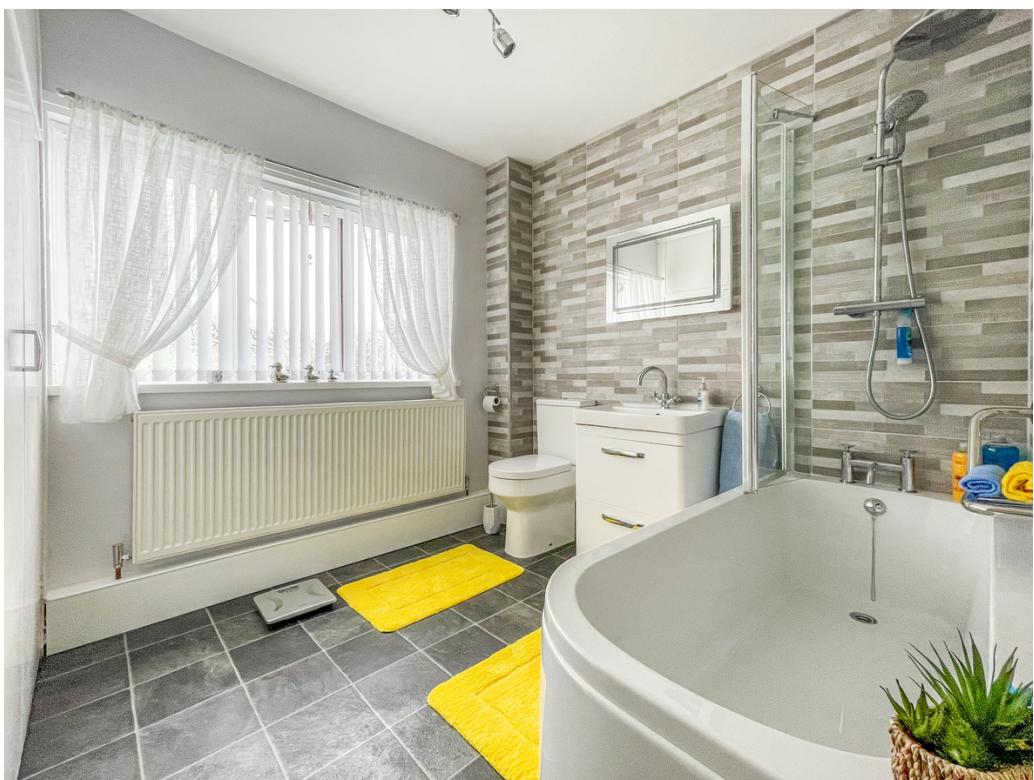


**Entrance**  
Entered via a uPVC double glazed door into:

**Hallway**  
Obscure glazed panel, doors to:

**Lounge 5.29 x 5.57**  
uPVC double glazed bay window, radiator x2, stairs to first floor, coving to ceiling, uPVC double glazed sliding patio doors, door to:

**Dining Room 2.81 x 2.72**  
Coving to ceiling, uPVC double glazed window, radiator, door to:



### **Kitchen 2.88 x 3.56**

**Fitted with a range of matching wall and base units with work surface over, stainless steel sink with drainer and mixer tap, four ring ceramic hob with electric oven under, integrated washing machine, tiled floor, radiator, coving to ceiling, obscure uPVC double glazed door, step down with archway into:**

### **Utility Area 2.95 x 1.10**

**Coving to ceiling, space for fridge/freezer, tiled floor, wall and base units, door into:**

### **Sitting Room 2.87 x 4.01**

**Coving to ceiling, uPVC double glazed window, gas fire with marble surround and hearth.**

### **Landing**

**Access to loft, uPVC double glazed window, doors to:**



**Bedroom One 3.90 x 5.63**  
**Coving to ceiling, uPVC**  
**double glazed windows x2,**  
**radiator x2, built in**  
**wardrobes, double doors**  
**to storage cupboard.**

**Family Bathroom 2.87 x**  
**3.15**

**Fitted with a three piece**  
**suite comprising of bath**  
**with rainwater shower**  
**over, vanity unit housing**  
**wash hand basin and W.C.,**  
**obscure uPVC double**  
**glazed window, vinyl**  
**flooring, radiator, part**  
**tiled walls, airing cupboard**  
**with built in shelving and**  
**combination gas boiler.**

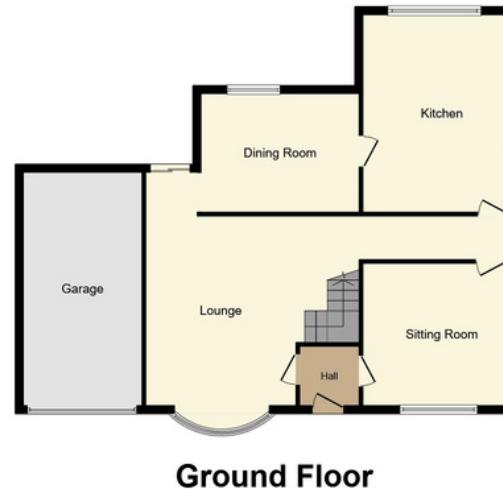
**Bedroom Three 1.90 x 2.44**  
**Coving to ceiling, uPVC**  
**double glazed window,**  
**radiator.**



**Bedroom Two 3.80 x 2.89**  
**Coving to ceiling, uPVC**  
**double glazed window,**  
**radiator, double doors to**  
**storage cupboard, access to**  
**loft, built in wardrobes.**

#### External

This lovely home boasts gated off road parking with a decorative stone courtyard and garage to front. Gated side pedestrian access leads to the rear garden which boasts a large paved patio area with mature plant and shrub borders plus a block built storage shed.



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

