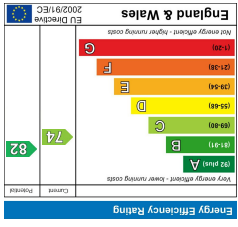
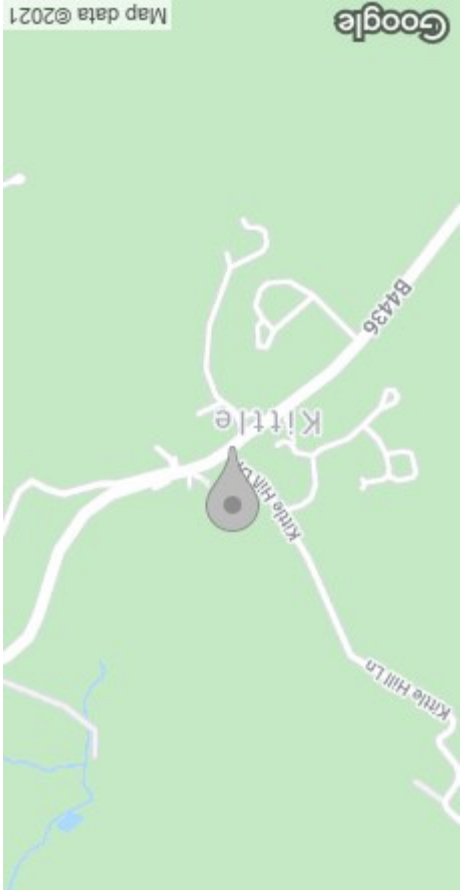


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

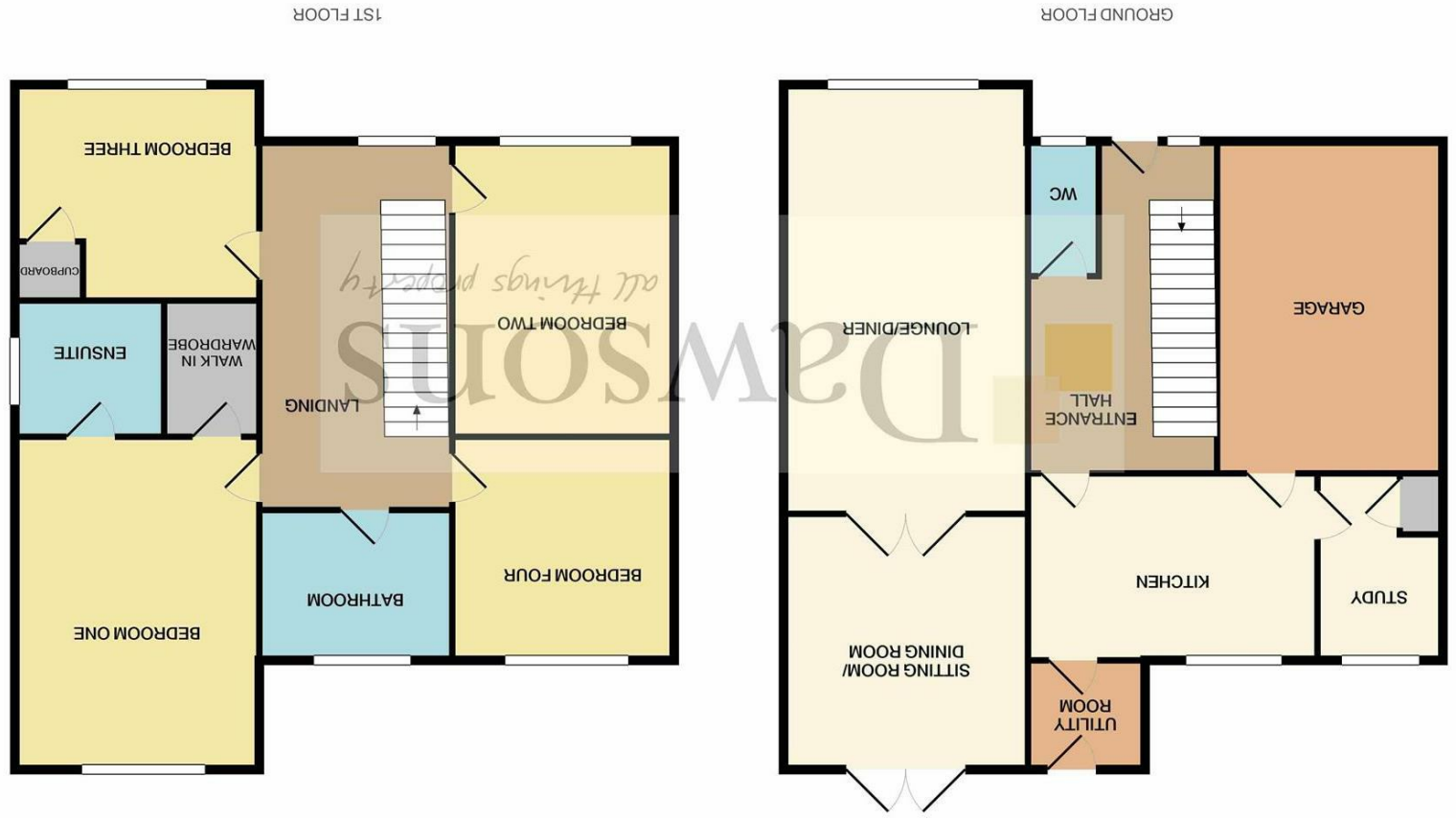
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021



EPC



AREA MAP



FLOOR PLAN



8a Pennard Road
 Kittle, Swansea, SA3 3JG
£595,000



GENERAL INFORMATION

We are delighted to offer for sale this beautifully presented detached family home. Located in the village of Kittle, within walking distance to the nearby amenities and falling within Bishopston School catchment area. The property briefly comprises a welcoming entrance hall, cloakroom, lounge/dining room, sitting room, modern fitted kitchen, utility room and study. To the first floor are four bedrooms with the master bedroom benefitting from ensuite facilities and a walk in wardrobe along with a family bathroom. Externally to the front is driveway parking for several vehicles leading to a garage along with a lawn area. To the rear is a raised patio area along with a garden laid to lawn. Viewing is highly recommended to appreciate the size and location of this property. EPC C

FULL DESCRIPTION

ENTRANCE HALL

Entered via double glazed door to front, radiator, coved ceiling, Brazilian hardwood stairs to first floor, Quartz tiled floor, door to:

WC.

w.c, wash hand basin, double glazed window to rear, tiled floor, radiator.

LOUNGE/DINING ROOM

21'10 x 12'8 (6.65m x 3.86m)
Double glazed window to front, radiator, coved ceiling, fireplace.

KITCHEN

14'10 x 9'6 (4.52m x 2.90m)
Double glazed window to rear, coved ceiling, fitted with a range of wall and base units with worktop over, sink unit and drainer, integrated hob, oven, extractor fan, microwave, fridge/freezer and dishwasher, Quartz tiled floor, tiled splash back, door to:

UTILITY ROOM

5'5 x 4'9 (1.65m x 1.45m)
Double glazed window to side, radiator, coved ceiling, base unit with worktop over, stainless steel sink, wall unit, double glazed door to exterior, Quartz tiled floor, tiled splashback.



DINING ROOM

13'1 x 12'1 (3.99m x 3.68m)
Double glazed double doors to rear, radiator, coved ceiling.

OFFICE/STUDY

9'7 x 6'4/4' (2.92m x 1.93m/1.22m)
Double glazed window to rear, radiator, storage cupboard.

FIRST FLOOR

LANDING

Double glazed window to front, radiator, coved ceiling, loft access, doors to:

BEDROOM 1

16'8 x 12'9 (5.08m x 3.89m)
Double glazed window to rear, radiator, coved ceiling, walk in wardrobe, door to:

EN SUITE SHOWER ROOM

Double glazed window to side, w.c., wash hand basin, shower, heated towel rail, tiled floor, tiled walls, spotlights.

BEDROOM 2

14'6 x 11'5 (4.42m x 3.48m)
Double glazed window to front, radiator, coved ceiling.

BEDROOM 3

12'8 x 11' (3.86m x 3.35m)
Double glazed window to front, radiator, coved ceiling, storage cupboard.

BEDROOM 4

11'3 x 10'10 (3.43m x 3.30m)
Double glazed window to rear, radiator, coed ceiling.

BATHROOM

10'3 x 7'8 (3.12m x 2.34m)
Double glazed window to rear, w.c., wash hand basin, bath, shower, marble tiled walls, tiled floor, radiator, coved ceiling.

EXTERNAL

FRONT

To the front of the property is off road parking for up to four cars and a garage.

REAR

To the rear is a garden with a raised patio area and a lawn.

N.B.

We are advised that mains services are connected to the property.

TENURE

FREEHOLD

