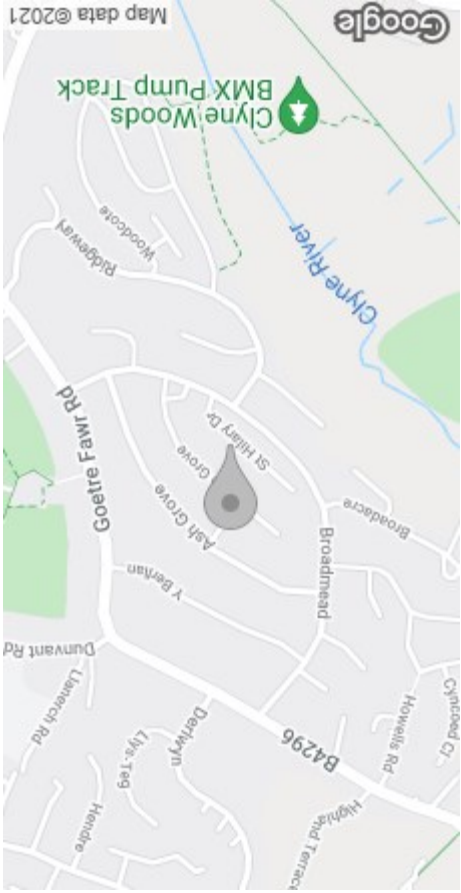


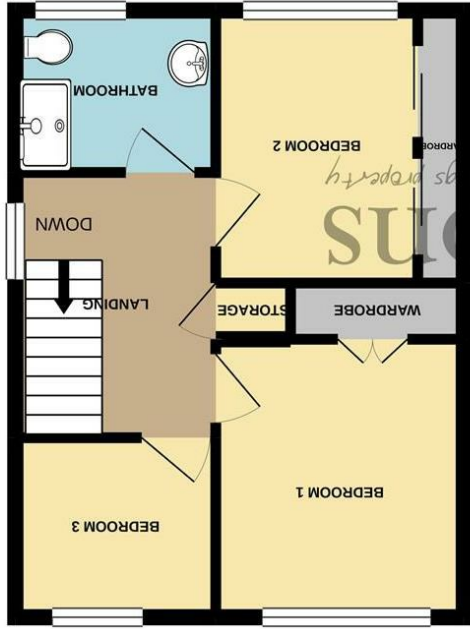
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The service, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hozonix ©2021

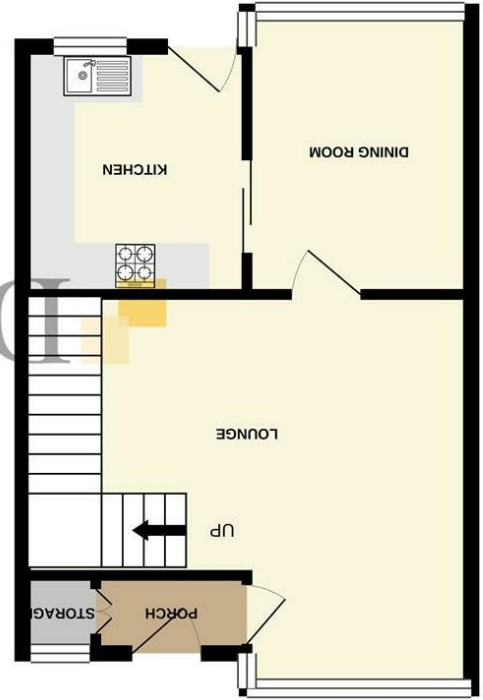
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



18 St. Hilary Drive
 Killay, Swansea, SA2 7EH
Offers Over £150,000



GENERAL INFORMATION

A semi-detached three bedroom property situated in the popular area of Killay, within the Olchfa catchment and close to all the facilities of Killay, including shops, restaurants and medical centre. The property would benefit from updating throughout and the accommodation comprises to ground floor: entrance porch, lounge, dining room and kitchen. To first floor are three bedrooms and a bathroom. Detached garage. Gardens to the front and rear. Viewing is strongly recommended to appreciate the potential this property offers. EPC- D



FULL DESCRIPTION

Ground Floor

Entrance Porch

The property is entered via a uPVC double glazed obscure glass panel door with uPVC double glazed obscure glass side panel. Low level storage cupboard. Internal uPVC double glazed obscure glass panel. Glass panel door into:

Lounge

15'1" x 13'1" (4.6 x 4.0)

uPVC double glazed box window to the front. Stairs leading to the first floor with under stairs storage housing the boiler. Radiator. Door into:



Dining Room

11'5" x 7'10" (3.5 x 2.4)

uPVC double glazed window to the rear. Radiator. Sliding door into:

Kitchen

9'6" x 7'10" (2.9 x 2.4)

Fitted with a range of wall and base units with complementary work surface incorporating stainless steel sink unit with drainer and mixer tap and electric hob with extractor hood over. Space for cooker and under counter fridge freezer. Tiled splashback. Radiator. uPVC double glazed window to the rear. uPVC double glazed obscure glass panel door leading out onto the rear garden.

First Floor

Landing

9'6" x 6'2" (2.9 x 1.9)

uPVC double glazed obscure glass window to the side. Storage cupboard. Radiator. Doors into:

Bathroom

6'6" x 5'6" (2.0 x 1.7)

Three piece suite comprising low level WC, pedestal wash hand basin and step in shower cubicle. Heated towel rail. Tiled walls. uPVC double glazed obscure glass window to the rear.

Bedroom One

10'5" x 9'6" (3.2 x 2.9)

uPVC double glazed window to the front. Fitted wardrobes. Radiator.

Bedroom Two

9'6" x 8'2" (2.9 x 2.5)

uPVC double glazed window to the rear. Fitted wardrobes. Radiator.

Bedroom Three

6'6" x 6'2" (2.0 x 1.9)

uPVC double glazed window to the front. Radiator.

Externally

Front

A garden laid to lawn with a block paved driveway providing parking for several vehicles leading to a detached garage. Pedestrian access to:

Rear

A tiered garden laid to lawn.

