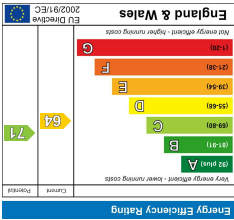


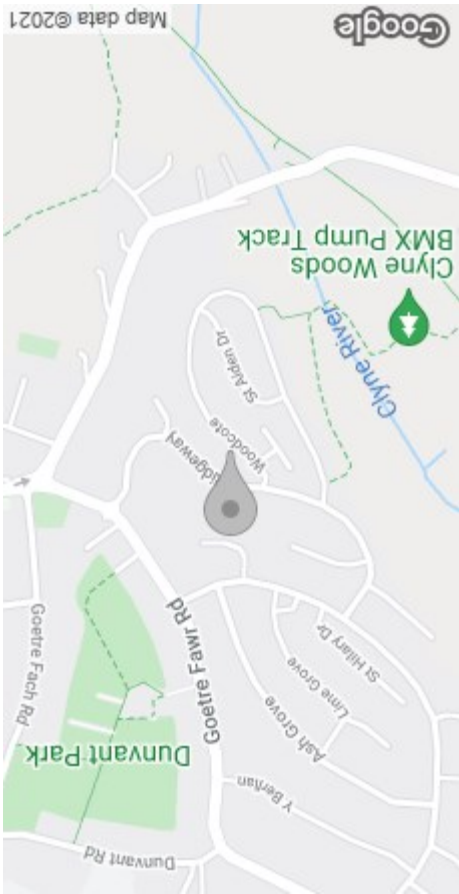
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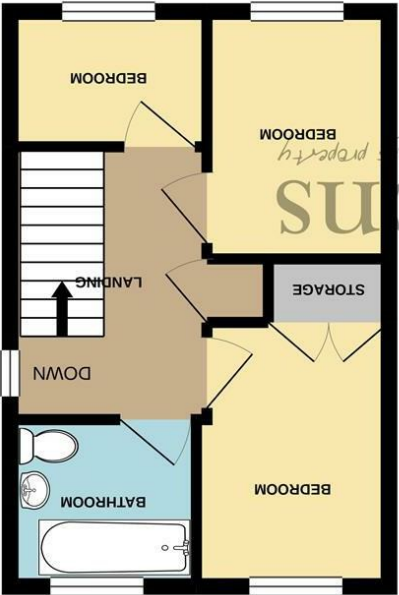
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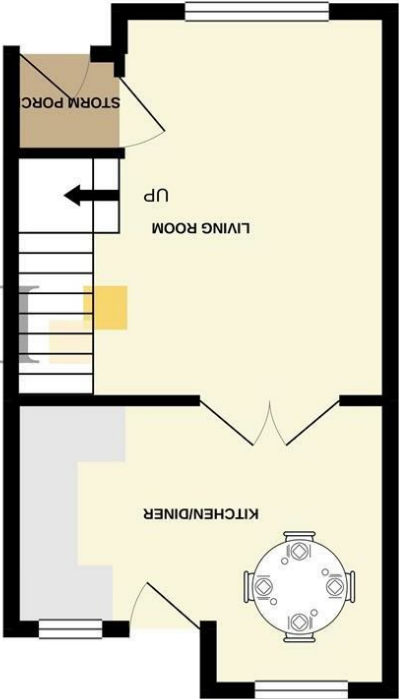
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

A well presented semi detached dormer style property situated in the popular area of Killay. Ideally set to take advantage of local amenities, parks and popular schools, the property itself comprises entrance porch, living room, kitchen/ diner, three bedrooms and a bathroom, plus front and rear gardens and driveway parking. Woodcote is located within easy walking distance to a children's play area and the cycle track which takes you to either Gowerton or Blackpilll Lido and the seafront. Ideal for first time buyers or buy to let purchasers. EPC-D

FULL DESCRIPTION

Ground Floor

Entrance Porch

The property is entered via a uPVC double glazed glass panel door. Storage for coats and shoes. Wood effect flooring. Door into:

Living Room

16'0" x 11'4" (4.88 x 3.47)

UPVC double glazed window to the front. Stairs leading up to the first floor landing with under stairs storage cupboard. Radiator. Wood effect flooring. Wooden glass panel double doors through to:



Kitchen/Diner

16'0" x 10'6" (4.88 x 3.22)

Fitted with a range of wall, base and drawer units with complementary work surface incorporating stainless steel sink with drainer and mixer tap. Integrated oven with four ring gas hob and stainless steel chimney style extractor hood over. Space for a washing machine, dishwasher and fridge freezer. Space for a dining table and chairs. Radiator. Tiled splash backs. Wood effect flooring. Two uPVC double glazed windows to the rear. UPVC door leading out onto the rear garden.

First Floor

Landing

UPVC double glazed window to the side. Loft access hatch. Door into airing cupboard housing the boiler. Doors into:

Bathroom

7'1" x 6'7" (2.16 x 2.03)

Three piece suite comprising panelled bath with shower over, wash hand basin set into a vanity unit and low level WC. Heated towel rail. Radiator. Partly tiled walls. Vinyl flooring. UPVC double glazed obscure glass window to the rear.

Bedroom One

10'5" x 10'4" (3.19 x 3.16)

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

Bedroom Two

9'11" x 8'9" (3.04 x 2.67)

UPVC double glazed window to the front with partial countryside views. Radiator.

Bedroom Three

7'1" x 6'7" (2.16 x 2.03)

UPVC double glazed window to the front with partial countryside views. Radiator.

Externally

Front

A garden partly laid to lawn and a driveway providing parking for several vehicles.

Rear

A tiered garden with a paved patio, a tier laid with artificial grass with steps up to a patio seating area and a raised bank laid mainly to lawn.

