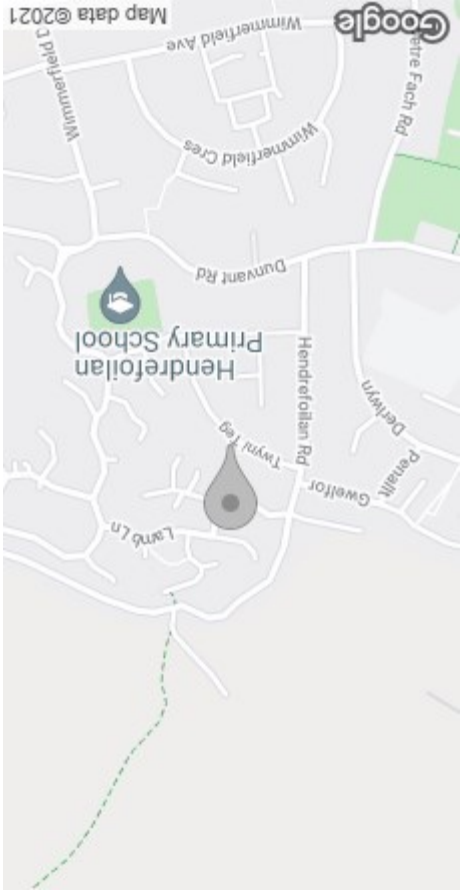


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EPC



AREA MAP

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Mapbox ©2021



FLOOR PLAN



28 Twyni Teg
 Killay, Swansea, SA2 7NS
£279,950



GENERAL INFORMATION

Situated in a quiet location in a popular area, this immaculately presented three bedroom detached home in Killay comes to market. The split level accommodation comprises entrance hallway, bathroom, open plan living/dining room, kitchen, three bedrooms and a study/guest room. Externally to the rear leading out from kitchen is a delightful landscaped rear garden with a fantastic entertaining patio and an area laid to lawn bordered with an array of mature trees and shrubs which leads perfectly to a good size cabin. To the front of the property is a driveway giving access to the garage. The property is in close proximity to very well regarded schools, namely Hendrefoilan Primary and Olchfa Comprehensive. The property is ideal for local amenities including good bus routes and shops. This property is really lovely and will appeal to all kinds of buyers, particularly a family or a couple. Viewing is a must. EPC-C



FULL DESCRIPTION

Ground Floor

Hallway

The property is entered via a uPVC double glazed glass panel door with side panel. Stairs to the first floor and the lower ground floor. Radiator. Doors into:

Sun Room/Bedroom Three

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

UPVC double glazed door with full height windows to either side to the front. Radiator. Door into airing cupboard housing 'Worcester' boiler. Loft access hatch. Wood flooring. Folding doors into:

Shower Room

7'0" x 2'7" (2.15 x 0.80)

Three piece suite comprising step in shower cubicle with 'Respatex' wall panelling, wash hand basin with tiled splash back and low level WC. Extractor fan. Radiator. Wood flooring.

Bathroom

9'8" x 5'7" (2.95 x 1.72)

Three piece suite comprising P shaped bath with shower over, glass side screen and tiled splash back, low level WC and wash hand basin set into a vanity unit with a tiled splash back. Radiator. Part tiled walls. Loft access hatch. UPVC double glazed obscure glass window to the front.

First Floor



Landing

Door into airing cupboard housing hot water tank. Door into:

Master Bedroom

16'4" x 10'0" (5.00 x 3.07)

UPVC double glazed window boasting panoramic countryside views. Fitted wardrobe with mirrored sliding doors.

Bedroom Two

13'1" x 8'11" (4.00 x 2.72)

UPVC double glazed window to the rear with panoramic countryside views. Radiator. Folding doors into:

Office

7'4" x 7'0" (2.26 x 2.15)

UPVC double glazed window to the rear. Radiator.

Lower Ground Floor

Living Room

16'4" x 12'11" (4.99 x 3.94)

UPVC double glazed sliding door with full height windows to either side leading out onto the patio. Feature fireplace with marble surround and marble hearth housing a gas fire. Radiator. Archway through to:

Dining Area

12'11" x 8'11" (3.95 x 2.72)

UPVC double glazed full height window and patio door leading out onto the rear garden. Radiator. Glass panel double wooden doors into:

Kitchen

21'8" x 9'7" (6.61 x 2.93)

Fitted with a range of wall, base, display and drawer units with complementary work surfaces incorporating one and a half bowl ceramic sink unit with drainer and mixer tap. Integrated 'Bosch' eye level oven and grill. Inset four ring gas hob with stainless steel chimney style extractor hood above. Integrated fridge freezer. Space for a dishwasher and washing machine. Space for a dining table and chairs. Tiled splash backs. Tiled flooring. Two radiators. UPVC double glazed windows to the side and rear. UPVC double glazed glass panel door leading out onto the patio.

Externally

Front

A garden planted with a range of mature trees and shrubs and a driveway providing off road parking leading to an integral garage.

Rear

A tranquil, beautifully landscaped garden with a good sized paved patio stepping down to a lawn with an array of plants and shrubs and stepped beds leading down to a cabin with a further paved patio. Coupled with the countryside views, this truly is a gardener's paradise.

