



57 Killan Road, Dunvant, Swansea, SA2 7TH

£149,950

A three bedroom double fronted cottage set within the sought after area of Dunvant .

The accommodation comprises to the ground floor of an entrance hall, sitting room, lounge, kitchen, bathroom, pantry, rear porch, storage room and WC. On the first floor you will find three bedrooms.

Whilst some upgrading is required this is a great opportunity to design and create a lovely home. EPC Rating -TBC.

The Accommodation Comprises

Ground Floor

Hall

Entered via double glazed door to front, staircase to first floor.

Sitting Room 15'0" x 10'8" (4.57m x 3.25m)



Double glazed window to front, feature fireplace, radiator.

Lounge 15'0" x 11'0" (4.57m x 3.35m)



Double glazed window to front, coal effect gas fire set in surround, under-stairs storage cupboard, radiator.

Kitchen 9'5" x 8'9" (2.88m x 2.66m)



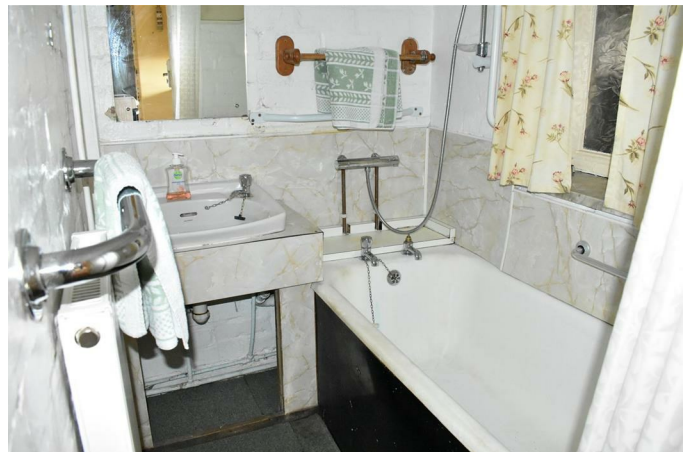
Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, Two windows to rear, radiator, door to porch.

Pantry 6'2" x 6'4" (1.89m x 1.94m)



Window to rear.

Bathroom



Two piece suite comprising a bath and wash basin, radiator.

Rear Porch

Double glazed door to garden.

Shed

Window to rear, wall mounted boiler.

WC



WC. Windows to side and rear, half tiled walls.

First Floor

Landing

Double glazed window to rear.

Bedroom 1 15'0" x 9'7" (4.57m x 2.91m)



Double glazed window to front, radiator

Bedroom 2 7'10" x 10'9" (2.40m x 3.28m)



Two windows to front, storage cupboard, radiator.

Bedroom 3 6'9" x 8'8" (2.07m x 2.65m)



Double glazed window to rear, radiators.

External



To the front of the property is a lawned garden.

There is a good sized rear garden, which is laid to lawn with mature shrubs and a right of way over next door.

External



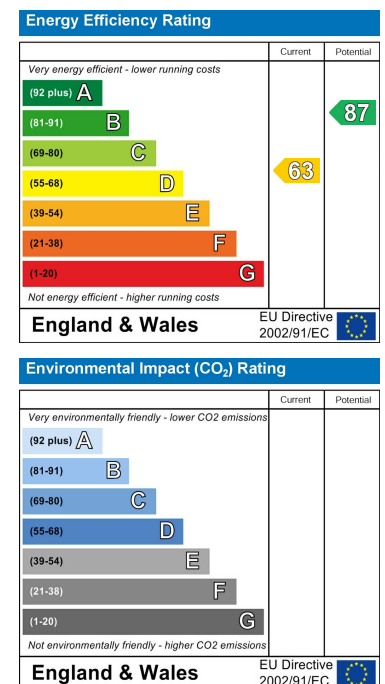
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation 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.