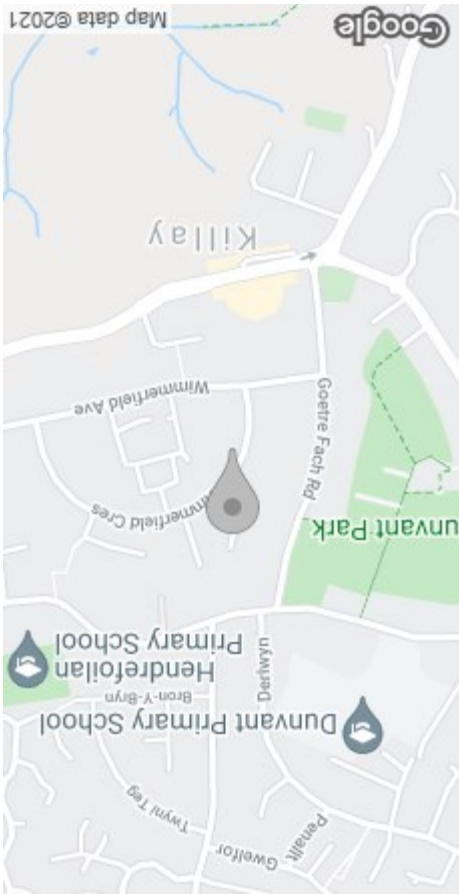
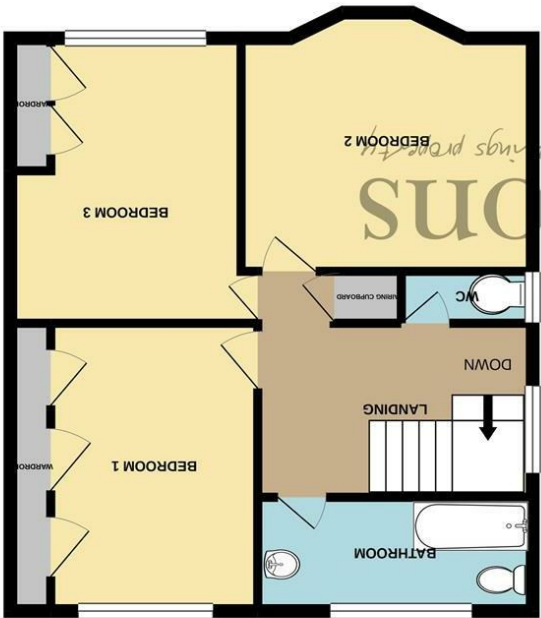


EPC



AREA MAP



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



GROUND FLOOR
661 sq.ft. (61.5 sq.m.) approx.

FLOOR PLAN

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.

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GENERAL INFORMATION

A traditional three bedroom semi detached home offered with no upward chain. An immaculate residence set in a prime level location within easy walking distance to Killay Precinct and local schools. The accommodation comprises entrance hallway, front reception room with bay window, sitting room/ diner, sun room and kitchen. To the first floor are three double bedrooms, WC and bathroom. The driveway provides an excellent level of off road parking which leads to a detached garage. To the rear of the property is a beautiful level south facing garden with patio sit out area. Viewing highly recommended. EPC-D

FULL DESCRIPTION

Ground Floor

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

The property is entered via a uPVC double glazed door. Stairs leading up to the first floor landing with under stairs storage cupboard. Radiator. Original parquet flooring. Door into:

Living Room
19'0" x 12'5" (5.8 x 3.8)

UPVC double glazed window and bay window to the front. Feature fireplace with a wooden surround, tiled back panel and marble hearth housing an electric fire. Radiator.

Sitting/Dining Room
14'1" x 9'10" (4.3 x 3.0)

Wall mounted electric fire. Radiator. UPVC double glazed patio doors into:

Sun Room
9'6" x 5'6" (2.9 x 1.7)

UPVC double glazed sliding door leading out onto the rear garden and full height picture window to the side. Laminate flooring



Kitchen
11'5" x 9'6" (3.5 x 2.9)

Fitted with a range of wall, base and drawer units with work surface incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Integrated appliances comprising 'Neff' eye level oven and grill and under counter fridge and freezer. Inset four ring 'Neff' gas hob with concealed extractor hood above. Space for a washing machine. Newly fitted wall mounted gas central heating boiler. Door into larder. Tiled splashback. Vinyl flooring. UPVC double glazed window to the rear. UPVC double glazed door to the side.

First Floor

Landing

Decorative stained glass window to the side. Loft access hatch. Door to airing cupboard. Doors into:

WC

Low level WC. Chrome towel rail. Vinyl flooring. Double glazed obscure glass window to the side.

Bedroom One
11'9" x 10'5" (3.6 x 3.2)

UPVC double glazed bay window to the front. Radiator.

Bedroom Two
14'5" x 9'10" (4.4 x 3.0)

UPVC double glazed window to the rear overlooking the garden. Wall to wall fitted wardrobes. Radiator.

Bedroom Three
12'5" x 9'6" (3.8 x 2.9)

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

Bathroom

Three piece suite comprising panelled bath with overhead shower and glass side screen, low level WC and wash hand basin set into a vanity unit. Radiator. Tiled walls. Vinyl flooring. UPVC double glazed obscure glass window to the rear.

Externally

Front

A garden laid mainly to lawn bordered with mature trees and shrubs and a driveway providing parking for several vehicles leading to a single detached garage.

Rear

A level garden with a paved patio sit out area and a lawn bordered with mature trees and shrubs.

Tenure

Leasehold. Term: 999 years. Ground Rent: £12.00 per annum. To be confirmed.

