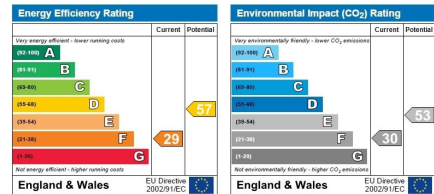




## La Villetta, Villetta Lane,, Upper Killay SA2 7HR

Offers in the region of £549,950

A Four Bedroom Spanish Style Link  
Detached Bungalow  
Own Private Lane And South Facing  
Garden  
Sought After Location  
Off Road Parking  
EPC F 29



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SS/BT/64355/060718

## DESCRIPTION

A link detached Spanish Style Bungalow set in it's own private gardens and accessed from Fairwood Lane Lane that is owned with the property located just off Fairwood Upper Killay.

The accommodation has a hallway with cloakroom and inner lobby to the rear forecourt and gardens, kitchen/breakfast room, separate dining room, conservatory and generous sized family lounge overlooking the gardens. There are four bedrooms, en suite and family bathroom.

In the hallway is a spiral staircase that leads to a mezzanine level with room and eaves storage.

The property was built in 1978 and would benefit from some modernisation and upgrading to suit either a large family, two generations of family or even a B&B.

Other benefits include double-glazing, oil central heating system, indoor swimming pool and changing room with WC. The private south facing rear garden is laid to lawn with shrubs and flower beds with forecourt and patio area.

Viewings are highly recommended to appreciate the semi-rural and private location of this property.

NO CHAIN

## OPEN PORCH

Open porch with stone cladding, pair of double wooden doors with two round windows to front door to:

## HALLWAY

20'8 x 7'9 (6.30m x 2.36m)  
Tiled floor, spiral staircase to mezzanine level area, round window to front, pitched ceiling, eaves storage.

## LOUNGE

26'8 x 18'7 (8.13m x 5.66m)  
A generous size room with bay feature window to the rear over looking the garden, french doors to the side to

gain access to the rear terrace. Textured ceiling and coving, breast wall with opening for electric style wood burner.

## INNER LOBBY

Tiled floor, door to rear, door to:

## CLOAKROOM

6'1 x 4'9 (1.85m x 1.45m)  
WC, wash hand basin, tiled floor.

## DINING ROOM

16'7 x 11'2 (5.05m x 3.40m)  
Window to rear, door to side, tiled floor.

## CONSERVATORY

17'0 x 13'3 (5.18m x 4.04m)  
Tiled floor, windows to both sides, two windows to rear, door, fitted blinds.

## KITCHEN/BREAKFAST ROOM

12'2 x 10'5 (3.71m x 3.18m)  
Wall and base units in wood effect with roll top work surfaces, breakfast bar island, gas range with extractor over, tiled splash back, sink and drainer, space for dishwasher, tiled floor, window to rear, door to rear.

## BATHROOM

12'4 x 9'4 (3.76m x 2.84m)  
Corner bath, marble wash hand basin, WC, tiled walls, tiled floor, frosted window to rear, fitted cupboard.

## BEDROOM 2

12'4 x 10'4 (3.76m x 3.15m)  
Fitted cupboard, dressing table, window to rear, wash hand basin.

## BEDROOM 4

12'4 x 10'4 (3.76m x 3.15m)  
Window to rear, fitted cupboard, wash hand basin.

## BEDROOM 3

12'4 x 10'4 (3.76m x 3.15m)  
Fitted cupboard, window to rear, wash hand basin.

## BEDROOM 1

20'5 x 15'3 (6.22m x 4.65m)  
Window to rear, door to:

## EN SUITE

7'1 x 4'2 (2.16m x 1.27m)  
Shower, wash hand basin, WC, tiled walls, small fitted cupboard.

## ATTACHED INDOOR SWIMMING POOL/ CHANGING ROOM

48'0 x 18'1 (14.63m x 5.51m)  
Changing room, WC, shelving, swimming pool (not filled), two windows to side, door.

## EXTERNALLY

To the rear is a large patio area and an enclosed lawn with hedges and flowers. To the front there is parking for approximately 10 vehicles.

## SERVICES

We are advised that mains services are connected.

## VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Killay Office, proceed in the direction of Upper Killay passing Cila School on the left-hand side. Continue along Gower Road and head towards Upper Killay passing Mike Davies Leisure shop on the left. Continue along and just before the Upper Killay Community Hall turn left and follow Fairwood Lane to the end. Turn left and continue along La Villetta Lane where the property will be found just at the end behind double gates.