



26 Belvedere Close, Kittle, Swansea, SA3 3LA
£329,000

A delightful, modern three bedroom, detached bungalow. Situated to enjoy countryside views in the village of Kittle, within easy walking distance to Pwll Du Bay, village stores, local pubs and on the doorstep of the Gower. The accommodation briefly comprises: entrance porch, Hallway, Three bedrooms, Two bathrooms, Kitchen, Lounge, and Large family room with wall to wall bi- folding doors to the rear. Externally, there is driveway providing parking to the front . To the rear, is a partly decked and laid to lawn garden and is surrounded with mature plants and shrubbery which give an excellent degree of privacy. The Garden also boasts a Tree house and external office/guest room. Viewing highly recommended.

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Entrance
UPVC double glazed door into:

Porch
Ceramic tiled flooring. Part tiled walls. Wooden door with glass panel into:

Hallway
Door into storage cupboard housing 'Baxi' boiler. Doors into two storage cupboards. Radiator. Wood effect laminate flooring.

Master Bedroom 13'05 x 9'10 (4.09m x 3.00m)
UPVC double glazed window to front. Radiator. Laminate flooring.

Bedroom Two 9'11 x 7'11 (3.02m x 2.41m)
UPVC double glazed window to front. Radiator. Laminate flooring.

Bathroom
Two UPVC double glazed frosted glass windows to side. Fitted with a three piece suite comprising: bath with shower over. Pedestal wash hand basin and low level WC. Heated towel rail and radiator. Tiled flooring. Fully tiled walls.

Bedroom Three 9'11 x 9'00 (3.02m x 2.74m)
UPVC double glazed window to side. Radiator. Laminate flooring.

Kitchen 13'08 x 9'10 (4.17m x 3.00m)

Two UPVC double glazed windows to side. Fitted with a range of wall and base units with complementary work surface over. Breakfast bar. Space for Dishwasher. Space for Washing machine. Space for range style cooker. Walls tiled to splash back. Radiator. Door into pantry. Ceramic tiled flooring. Radiator. Door into:

Utility Room
UPVC door to side. Space for fridge/ freezer. Space for tumble dryer. Underfloor heating. Door into:

Bathroom 6'06 x 6'04 (1.98m x 1.93m)
UPVC double glazed window to rear. Fitted with a three piece suite comprising: Roll top bath. WC. Wash hand basin set into vanity unit. Part tiled walls. Tiled flooring. Underfloor heating.

Lounge 18'11 x 11'02 (5.77m x 3.40m)
Feature fireplace wit a AGA Little-Wenlock' and natural stone tiled surround and hearth. Wooden flooring. Window into family room. Radiator. Opening into:

Family Room 21'01 x 12'09 (6.43m x 3.89m)
Three double Bi-folding double glazed doors opening out onto decked area. Laminate flooring with underfloor heating. Large skylight.

External

Front
Driveway providing parking for two vehicles leading to entrance door to the side. Gated pedestrian access to rear. Gravelled area.

Rear
Enclosed private garden. UPVC decking stepping down onto the garden majority laid to lawn bordered with a range of mature shrubs and trees. Wooden children's "treehouse". Doors into Workshop and separate Office/Guest Room

Office/Guest Room 12'00 x 10'09 (3.66m x 3.28m)
Multi fuel stove. Electric and light connected. Door to side. Additional Out house currently used as a workshop.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

