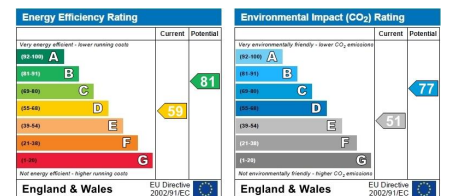




26 Hen Parc Lane, Upper Killay SA2 7EY

Offers in the region of £219,950

A Four Bedroom Detached Bungalow
Attached Garage
Gate Way to Gower
NO Upward Chain
EER D 59



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DESCRIPTION

*****FEATURED IN THE BIG OPEN HOUSE

WEEKEND*****A detached bungalow, built in the 1950's located in Hen Parc Lane, Upper Killay, with an attached garage.

The accommodation has hallway, bedrooms one, two three and four, lounge/dining room with conservatory off plus kitchen/breakfast room and shower room.

Other benefits include gas central heating, double glazing, feature herringbone oak flooring in the hallway.

Amenities, shops and Schools are located in Killay a short drive away plus easy access to the Gower Peninsula.

NO UPWARD CHAIN

HALLWAY

23'3 x 8'2 max (7.09m x 2.49m max)

Enter via glazed door, textured ceiling with coving, two storage cupboards, Herring block flooring, doors to:

BEDROOM ONE

12'5 x 11'9 (3.78m x 3.58m)

Papered ceiling with coving, window to side, bay window to front, range of fitted wardrobes.

BEDROOM TWO

12'9 x 9'9 (3.89m x 2.97m)

Textured ceiling with coving, window to side.

BEDROOM THREE

12'2 x 6'9 (3.71m x 2.06m)

Textured ceiling with coving, built-in cupboard.

BEDROOM FOUR

9'6 x 8'5 (2.90m x 2.57m)

Papered ceiling with coving, window to side.

LOUNGE/DINING ROOM

20'5 x 11'4 (6.22m x 3.45m)

Textured ceiling with coving, wooden fire surround with gas fire insert, two windows to side, patio doors to:

CONSERVATORY

10'4 x 7'2 (3.15m x 2.18m)

Pitched roof with polycarbonate roof, laminate flooring, windows to three sides and French doors to patio and garden.

SHOWER ROOM

7'6 x 5'8 (2.29m x 1.73m)

Newly fitted shower with electric shower unit, vanity unit, WC, tiled walls, non-slip flooring, frosted window to rear, door to:

KITCHEN/BREAKFAST ROOM

12'3 x 10'5 (3.73m x 3.18m)

Wall and base units with roll top work surfaces over, stainless steel sink, four ring gas hob, electric double oven, wooden tongue and groove ceiling, space for washing machine and fridge/freezer, window and door to rear.

ATTACHED GARAGE

Electric roller door, power and lighting connected, window to side.

EXTERNALLY

To the front is a garden and driveway to the attached garage. Side access leads to the rear garden which has a patio and further lawn with trees, shrubs and plants and greenhouse.

SERVICES

The boiler which services the hot water and central heating is located outside in a small shed found at the rear of the house.

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 the Killay Office proceed in the direction of Upper Killay passing Cila School on the left carrying on along Gower Road taking the left hand turn into Hen Parc Lane proceed along where number 26 can be found on the right hand side.