

**NEW PRICE**



## 44 Broadacre, Killay SA2 7RU

**Offers in the region of £179,950**

Three bedroom Extended Semi Detached  
Property  
Off Road Parking  
Conservatory  
Ideal Family Home

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		85	A		83
B			B		
C			C		
D			D		66
E			E		
F			F		
G	68		G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**JP/WJ/69568/110419**

**DESCRIPTION**

An extended property located in Broadacre, Killay in a Cul-de-Sac position.

The accommodation has a lounge opening to the kitchen/diner with pitched roof conservatory off.

On the first floor are three bedrooms and a bathroom.

A popular location with amenities, Shops and Schools all within walking distance.

Close by is Clyne Valley footpath and Dunvant Rugby ground.

other benefits include gas central heating, double glazing and off road parking for three to four vehicles.

Early viewings essential.

**LOUNGE**

16'7 x 14' 7 (5.05m x 4.27m 0.18m)

Entered via glazed door with side panels to front, stairs to first floor, coved ceiling, gas fire set in marble fireplace, back panel and hearth, laminate flooring, window to front, open to;

**KITCHEN/DINER**

16'7 x 13'3 (5.05m x 4.04m)

Fitted with wall and base units with worktop over, 1½ bowl sink unit and drainer, fitted

Rangemaster with 5 ring gas hob and electric oven, window to side, coved ceiling, laminate flooring, space for washing machine, fridge/freezer and dishwasher, French doors open to;

**CONSERVATORY**

14'5 x 11'4 (4.39m x 3.45m)

Pitched roof, laminate floor, French doors to side, windows to side and rear overlooking the garden.

**FIRST FLOOR LANDING**

9'4 x 6'8 (2.84m x 2.03m)

Coved ceiling, window to side, access to attic, cupboard housing boiler servicing the domestic hot water and central heating system, doors to;

**BEDROOM ONE**

13'4 x 9'9 (4.06m x 2.97m)

Window to rear, ceiling rose, built-in wardrobe, laminate flooring.

**BEDROOM TWO**

10'6 x 10'2 (3.20m x 3.10m)

Laminate flooring, window to front, built-in wardrobe, ceiling rose.

**BEDROOM THREE**

8'3 x 5'9 (2.51m x 1.75m)

Laminate flooring, ceiling rose, window to front.

**BATHROOM**

6'8 x 5'8 (2.03m x 1.73m)

Wash hand basin, WC, "P" shaped bath with mains shower over and curved screen, tiled walls, tiled flooring, frosted window to rear.

**EXTERNALLY**

To the front is a tiered garden with lawn and shingle. Hardstanding area providing parking for one car. To the side is a driveway providing parking for a further two or three vehicles. Gated access leads to the rear garden with a small side area leading to a patio and a raised decked area and further raised lawn with space for sheds.

**SERVICES**

Mains services are connected to the property.

**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 to the mini-roundabout and then take the first exit off onto Goetre Fawr Road. Proceed over the next mini-roundabout and then take the next left turn into Broadmead proceed along taking the 3rd turning left in Broadacre where the property will be located on the right hand side of the end of the cul-de-sac.