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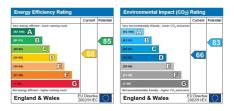


44 Broadacre, Killay SA2 7RU

Offers in the region of £179,950

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





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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 rood, 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 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 email 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.

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