



36 Beaufort Gardens, Kittle, Swansea, SA3 3LE
Asking Price £269,950

A three bedroom dormer style semi-detached property situated in a quite cul de sac location in Kittle with countryside views from the rear, which is conveniently located to afford easy access to Swansea, Mumbles and Gower and is in the catchment area for Bishopston School. The accommodation comprises, entrance hallway, cloakroom, lounge and open plan kitchen/family room. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from driveway parking for several cars leading to a single garage along with a garden area laid to lawn. To the rear is a decking area and level garden laid to lawn. Viewing is highly recommended. EPC = TBC

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ENTRANCE

Entrance through double glazed front door into:-

HALLWAY

Solid wood flooring. Coving to ceiling. Spotlights to ceiling. Stairs to 1st floor. Rooms off:-

CLOAKROOM

Two piece suite comprising, WC and wash hand basin set into vanity unit. Fully tiled walls. Tiled flooring. Frosted glass double glazed window to side.

LOUNGE 13'3 x 14'6 (4.04m x 4.42m)

Solid wood flooring. Coving to ceiling. Spotlights to ceiling. Gas fire set into marble hearth and surround. Radiator. Double glazed window to front. Double doors into

KITCHEN/FAMILY ROOM 10'11 x 21'10 (3.33m x 6.65m)

Fitted with a range of wall and base units with real wood work surfaces over, inset stainless steel sink with drainer unit and tap over. Splashback tiles. Four ring gas hob with extractor hood over and oven and grill under. Integrated washing machine. Tiled flooring. Double glazed door to side. Double glazed window to rear. Radiator. Double glazed french doors leading out onto decking area. Coving to ceiling. Spotlights to ceiling. Real wood flooring.

STAIRS TO FIRST FLOOR

LANDING

Double glazed window to side. Laminate wood effect flooring. Rooms off

BEDROOM 1 11'3 x 7'10 (to built in wardrobes) (3.43m x 2.39m (to built in wardrobes))

Double glazed window to front. Radiator. Built in floor-to-ceiling wardrobes with ample hanging space and shelving.

BEDROOM 2 9'3 x 10'5 (to built in wardrobes) (2.82m x 0.25m (to built in wardrobes))

Double glazed window to rear with countryside views. Radiator. Laminate wood effect flooring. Floor-to-ceiling wardrobes with ample hanging space and shelving. Radiator. Built in cupboard with shelving and housing gas central heating boiler.

BEDROOM 3 8'2 x 8'1 (2.49m x 0.20m)

Double glazed window to front. Radiator. Laminate wood effect flooring.

BATHROOM

Three piece suit comprising jacuzzi bath with mains shower over, wash hand basin set into vanity unit and WC. Wall mounted chrome heated towel rail. Fully tiled walls. Tiled flooring. Spotlights to ceiling. Frosted glass double glazed window to side.

EXTERNAL

FRONT

Driveway parking for several cars leading to single garage. Lawn area enclosed by various flowers trees and shrubs.

REAR

Decking area with steps leading to enclosed and level garden laid to lawn. Storage shed. Side access to front of the property.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING:

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

