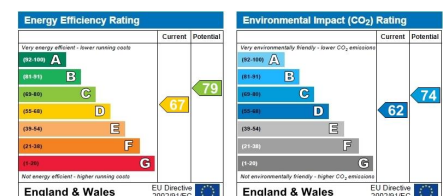




32 Lime Grove, Swansea SA2 7EG

Offers in the region of £209,950

A Three Double Bedroom Semi Detached
Property
Integral Garage
Off Road Parking
NO WARD CHAIN
EER D67



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JP/DT/72883/111019

DESCRIPTION

A generous size semi detached property built in the 1960's with integral garage and off road parking.

The dwelling is located on Lime Grove, Killay a popular area for all types of buyers.

The accommodation has an entrance porch, hallway, generous size lounge and kitchen off.

On the first floor are three double bedrooms, shower room and separate W.C.

The property is in need of further upgrading and modernisation but does have the benefit of double glazing and gas central heating, front and rear lawn gardens.

Schools, shops and amenities are all within close proximity, plus bus route on Gower Road. Viewings highly recommended.

NO UPWARD CHAIN

ENTRANCE PORCH

5'3 x 5'2 max (1.60m x 1.57m max)

Sliding doors to front, tongue and groove ceiling, exposed brick work to walls, tiled floor, door to:

HALLWAY

14'8 x 4'3 (4.47m x 1.30m)

Textured ceiling, stairs to first floor, frosted window to the lounge wall, door to:

LOUNGE / DINING ROOM

27'4 x 11'2 max (8.33m x 3.40m max)

Box bay window to front, tiled fireplace with gas fire insert, laminate flooring throughout, two recesses, textured ceiling and coving. Opening to dining

room with window to rear, door to rear, door to:

KITCHEN

12'1 x 7'4 (3.68m x 2.24m)

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink with drainer, space for electric cooker, space for washing machine and fridge/freezer, tiled floor, part tiled walls, window to rear, door to side.

INTEGRAL GARAGE

Up and over door to front.

FIRST FLOOR LANDING

12'3 x 8'2 (3.73m x 2.49m)

Textured ceiling, attic hatch, airing cupboard housing boiler servicing the domestic hot water and central heating, doors to:

BEDROOM ONE

16'5 max x 12'7 (5.00m max x 3.84m)

Textured ceiling and coving, box bay window to front.

BEDROOM TWO

12'7 x 11'1 (3.84m x 3.38m)

Textured ceiling and coving, exposed floorboards, fitted cupboard, window to rear.

BEDROOM THREE

11'0 x 10'6 (3.35m x 3.20m)

Textured ceiling, window to front.

SHOWER ROOM

8'4 x 6'7 (2.54m x 2.01m)

Suite comprising of electric shower, wash hand basin, frosted window to rear, part tiled walls, lino flooring.

CLOAKROOM

5'2 x 4'9 (1.57m x 1.45m)

Frosted window to rear, laminate floor, WC.

EXTERNALLY

To the front there is a garden which is laid to lawn and a driveway leading to an integral garage. Store Cupboard. The rear garden has a sloped lawn with plants, shrubs and patio.

SERVICES

We are informed that all services are connected.

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 then taking the first exit off onto Goetre Fawr Road. Proceed over the mini roundabout then taking the next turning left onto Broadmead taking the second turning onto Lime Grove where the property can be found on the right hand side.