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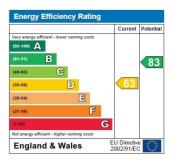


## 18 Hen Parc Lane, Killay SA2 7EY

## Offers in the region of £274,950

Extended Three Bedroom Semi Detached Property Two Reception Rooms Ideal Family Home Good Size Enclosed Rear Garden No Forward Chain EER D 63





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#### SS/WJ/75941/130121

#### DESCRIPTION

An extended three bedroom semi detached property located on a popular and sought after area known as Hen Parc Lane, Upper Killay situated just off the main Gower Road, where Schools, amenities and shops are all within close proximity to the precinct of Killay and the City centre of Swansea is approximately 5 miles away.

The property which is in need of further upgrading offers itself as an ideal investment opportunity or family home with the potential to extend and develop further subject to the necessary planning consents.

The accommodation comprises entrance hallway, lounge, dining room and an extended kitchen to the ground floor, whilst to the first floor there are three bedrooms and a shower room. The property also benefits from gas central heating, double glazed windows and doors and driveway parking. To the rear of the property is a good sized level and enclosed rear garden.

No Forward Chain

#### ENTRANCE HALLWAY

Entered via double glazed door to front, stairs to first floor, under stairs storage cupboard, wood effect vinyl cushioned flooring, doors to;

#### LOUNGE

14'1 x 10'2 (4.29m x 3.10m) Marble tiled open fireplace and matching tiled hearth, picture rail, double glazed bay window to front.

#### **DINING ROOM**

11'6 x 12'2 (3.51m x 3.71m) Shelf space to recess, half glazed cupboard to recess, picture rail, double glazed window looking onto rear garden.

#### **KITCHEN**

15'8 x 6'1 (4.78m x 1.85m) Fitted with base and wall units with worktop over, single drainer stainless steel sink unit with mixer tap over, part tiled walls, quarry tiled floor, under stairs storage cupboard, wall mounted gas fired Worcester boiler servicing the domestic hot water and central heating system, double glazed window looking onto rear garden, double glazed door giving access to side and rear garden.

#### FIRST FLOOR LANDING

Double glazed frosted window to side, attic hatch, doors to;

#### **BEDROOM ONE**

14'6 x 11'1 (4.42m x 3.38m) Double glazed bay window to front.

#### **BEDROOM TWO**

12'6 x 11'4 (3.81m x 3.45m) Double glazed window looking onto rear garden.

#### **BEDROOM THREE**

7'2 x 6'1 (2.18m x 1.85m) Double glazed window to front.

#### SHOWER ROOM

8'4 x 5'9 (2.54m x 1.75m) Disabled shower unit with Mira electric shower over, tiled walls, low level WC, pedestal wash hand basin, heated towel rail, double glazed frosted window to side.

#### EXTERNALLY

To the front of the property is driveway parking. Low maintenance front garden with a paved patio area. Feature brick archway with gate leads to the side and leads to the enclosed and level rear garden laid mainly to lawn with mature shrubs, hedgegrow, mature trees and conifers.

#### 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 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 whereby number 18 can be located on the right hand side.

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