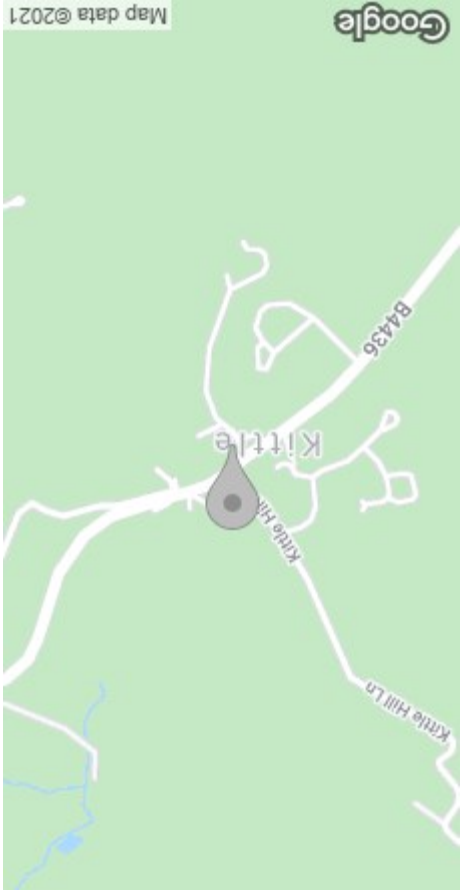


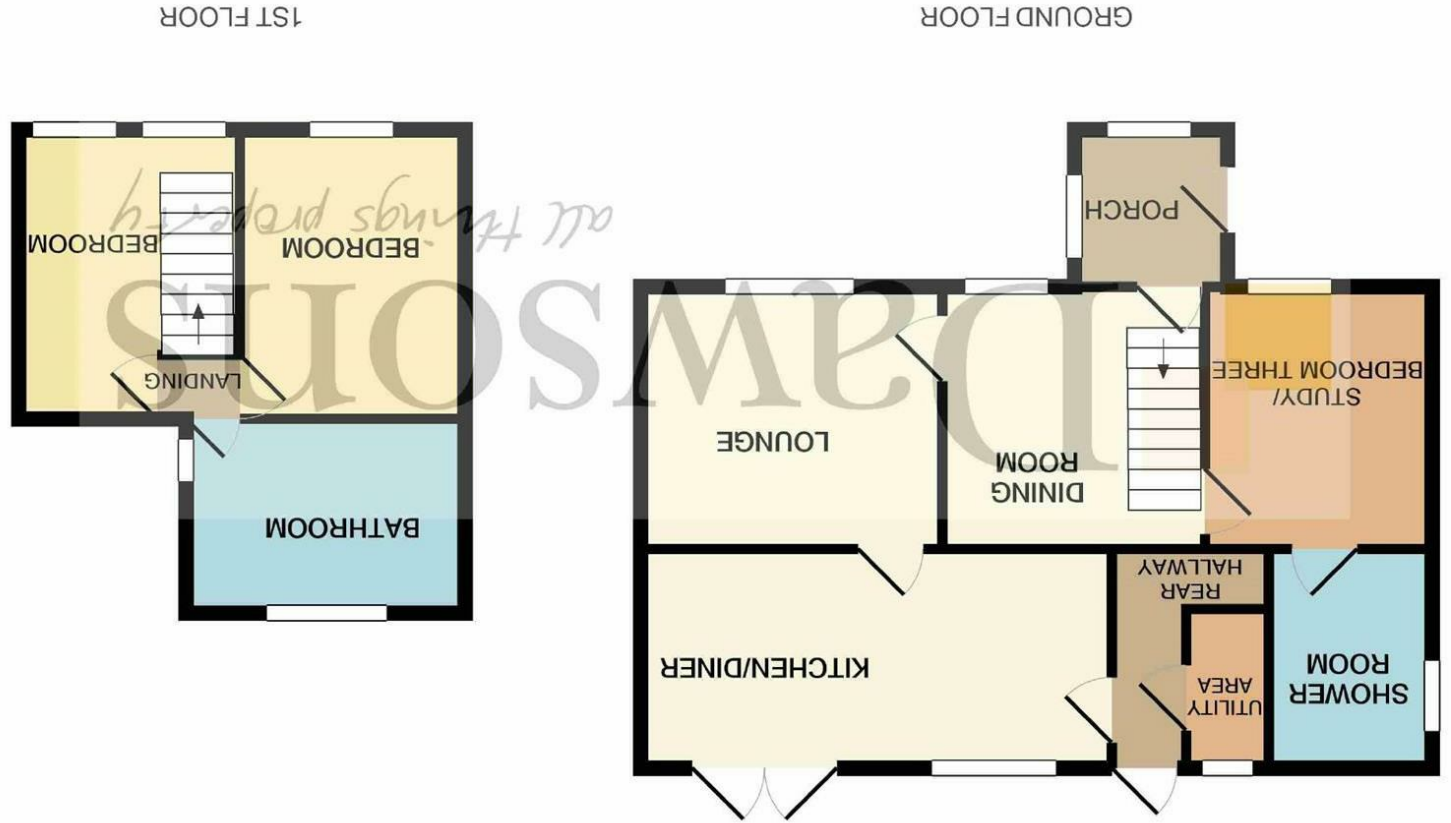
EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN



1 Kittle Green
 Kittle, Swansea, SA3 3JX
Asking Price £385,000



GENERAL INFORMATION

A characterful two/three bedroom home, still retaining some lovely original features. Located in the heart of the village in Kittle and within walking distance to the nearby amenities. Bishopston School catchment area. The accommodation briefly comprises, porch into, dining room, study, shower room, lounge leading through to modern fitted kitchen diner, utility area. To the first floor are two generous sized bedrooms and a family bathroom. Externally you have a garage and driveway which provides parking for approximately two vehicles. To the rear, low maintenance gardens along with a decked seating area ideal for a spot of entertaining. EPC E

FULL DESCRIPTION

Entrance

Door into:

Porch

Windows to front and side. Tiled flooring. Wooden door into:

Dining Room

14'11" x 12'02" (4.55 x 3.71)

Window to front. Original wood flooring. Radiator. Stairs to first floor.

Bedroom Three /Study

13'07" x 9'04" (4.14 x 2.84)

Window to front. Radiator.

Shower Room

Frosted glass window to side. Fitted with a three piece suite comprising: Low-level WC. Vanity wash handbasin. Shower cubicle. Wall mounted chrome radiator.



Lounge

15'03" x 11'08" (4.65 x 3.56)

Window to front. Original wood flooring. Radiator. Feature gas fireplace with wooden surround.

Kitchen/Diner

25'08" x 10'11" (7.82 x 3.33)

Window to rear. Double doors to rear. Fitted with a range of wall and base units with work surfaces over. Sink with mixer tap. Built in oven with a built in four ring 'smeg' ceramic hob and extractor fan hood over. Integrated fridge, freezer and dishwasher. Two radiators. Door into:

Rear Hallway

Tiled flooring. Door to rear. Door into utility area with window to rear. Space for washing machine and tumble dryer. Wall mounted 'Baxi' boiler. Radiator,

First Floor

Landing

Doors into:

Bedroom One

15'10" x 11'05" (4.83 x 3.48)

Window to front. Original wood flooring. Radiator.

Bedroom Two

15'09" x 11'04" (4.80 x 3.45)

Two windows to front. Two radiators.

Bathroom

Window to side. Frosted glass window to rear. Fitted with a Four piece suite comprising: Shower cubicle. Bath. Low-level WC. Vanity wash hand basin. Tiled flooring. Part tiled walls.

External

Front

Driveway with parking for approximately two vehicles. Garage.

Rear

Low maintenance gardens with decked sit out area. Feature water fall.

Tenure

Freehold

