



9 Belvedere Close

Kittle, Swansea, SA3 3LA

Offers Over £285,000



FULL DESCRIPTION

Entrance

Porch

4' x 3' (1.22m x 0.91m)

Hallway

Kitchen

14'02 x 9'11 max (4.32m x 3.02m max)

Sun Room

11'02 x 6'08 (3.40m x 2.03m)

Utility Room

6'08 x 4'04 (2.03m x 1.32m)

Dining Room

10' x 9'11 (3.05m x 3.02m)

Bathroom

8'04 x 6'11 (2.54m x 2.11m)

Bedroom 1

13'06 x 10' (4.11m x 3.05m)

Bedroom 2

9'10 x 7'08 (3.00m x 2.34m)

Living Room

19'03 x 9'1 (5.87m x 2.77m)

Stairs To First Floor

Landing

Bedroom 3

12'7 max x 11' (3.84m max x 3.35m)

Bedroom 4

11'02 x 10'01 max/6' min (3.40m x 3.07m max/1.83m min)

WC

6'05 x 2'09 (1.96m x 0.84m)

Garage

Tenure

Freehold

Council Tax Band

F

Services

Mains drainage, electricity, gas and water.

The current seller does not have broadband connected. Please refer to Ofcom checker for further coverage information.

The current seller has advised there are no known problems with mobile coverage. Please refer to Ofcom checker for further information.

Additional Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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