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AREA MAP

EPC



1ST FLOOR

DAWSONS
ALL THINGS PROPERTY



FLOOR PLAN



GENERAL INFORMATION

Situated in the picturesque village of Kittle, this charming detached four bedroom dormer bungalow boasts a generous and adaptable living space. The ground floor features a cosy lounge, kitchen, dining room, bright sunroom, convenient utility room, a bathroom, and two bedrooms. Upstairs, you'll find two additional bedrooms and a handy WC. The property benefits from ample driveway parking, front and rear lawned gardens, and a detached garage. Ideally situated within walking distance of local amenities, this home is also located within the highly regarded Bishopston school catchment area and provides easy access to the stunning Gower Peninsula. Perfect for families and those seeking a peaceful yet well-connected location. This is a perfect opportunity for someone to acquire a lovely home which is now requiring updating, ideal for anyone who wants to put their own stamp on a house. EPC D



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.

