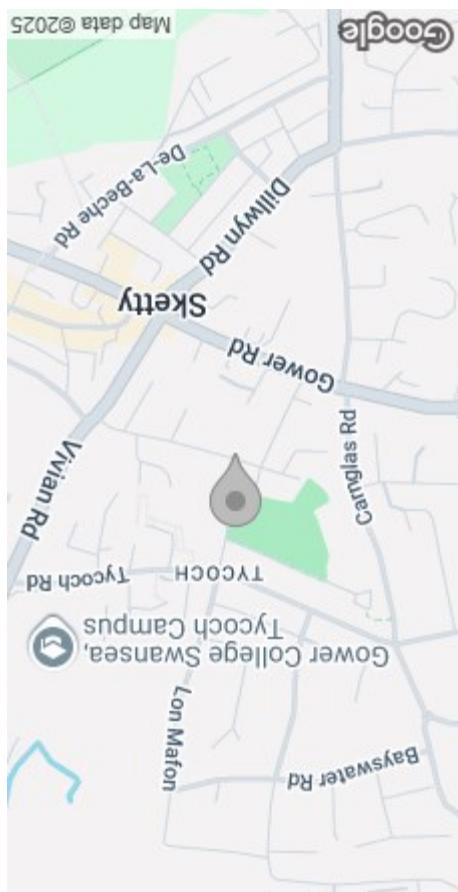
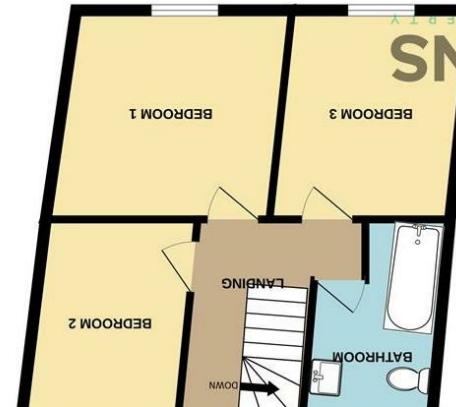


These particularities, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Interndring Purchasers should not rely on them as representations by themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

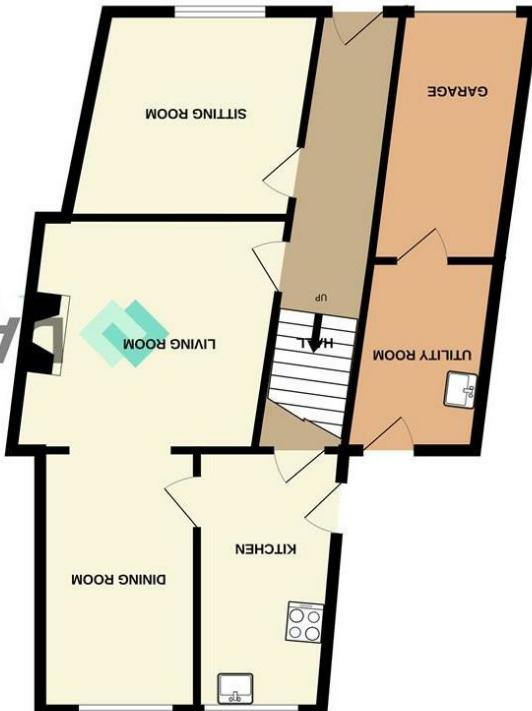
EPC



AREA MAP



1RST FLOOR



GROUND FLOOR

FLOOR PLAN



41 Kimberley Road
Sketty, Swansea, SA2 9DP
Asking Price £220,000



DAWSONS

GENERAL INFORMATION

NO ONWARD CHAIN! We are delighted to bring to market this traditional 3-bedroom terraced home, full of character and history. Located in a sought-after residential area, this charming property offers a wonderful blend of traditional features and modern convenience.

Upon entering, you are greeted by a bright hallway with wooden flooring that runs through, leading through to a cosy front sitting room and a spacious lounge/dining room. The separate kitchen is well-presented and features integrated appliances. There is also a separate utility room with access into the garage. Upstairs, you'll find three double bedrooms and a large family bathroom.

Outside, the rear garden offers excellent potential for outdoor living, enclosed garden space, a lawned area, and lovely sea views. Other benefits include double glazing, new gas boiler and a new roof still under warranty.

Situated in the heart of Sketty, the property is within easy reach of the local shops at Sketty Cross, as well as Singleton Park, Singleton Hospital, Swansea University, and the seafront. Early viewing highly recommended.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
9'9" x 10'5" (2.97m x 3.18m)



LOUNGE
11'9" x 10'6" (3.58m x 3.20m)



DINING ROOM
7'9" x 12'8" (2.36m x 3.86m)

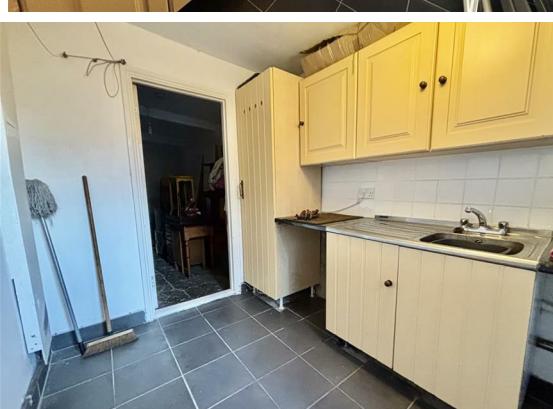


KITCHEN
7'5" x 12'8" (2.26m x 3.86m)

FIRST FLOOR

LANDING

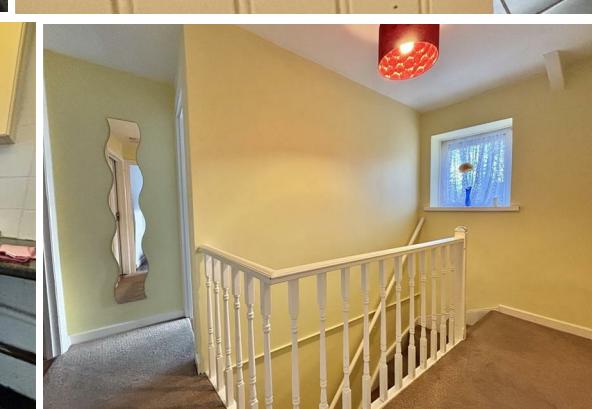
BEDROOM 1
13'0" x 10'4" (3.96m x 3.15m)



BEDROOM 2
9'8" x 10'6" (2.95m x 3.20m)



BEDROOM 3
9'2" x 11'5" (2.79m x 3.48m)



BATHROOM

EXTERNAL

UTILITY ROOM
7'0" x 9'3" (2.13m x 2.82m)



GARAGE
19'8" x 36'7" x 42'7" x 9'10" (6'112 x 13'3")



REAR GARDEN
Laid to lawn.

TENURE
Freehold

COUNCIL TAX
C

EPC
D

SERVICES
Mains gas, electric, water (meter applied for) & drainage.



You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

