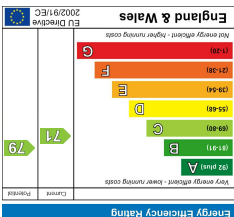
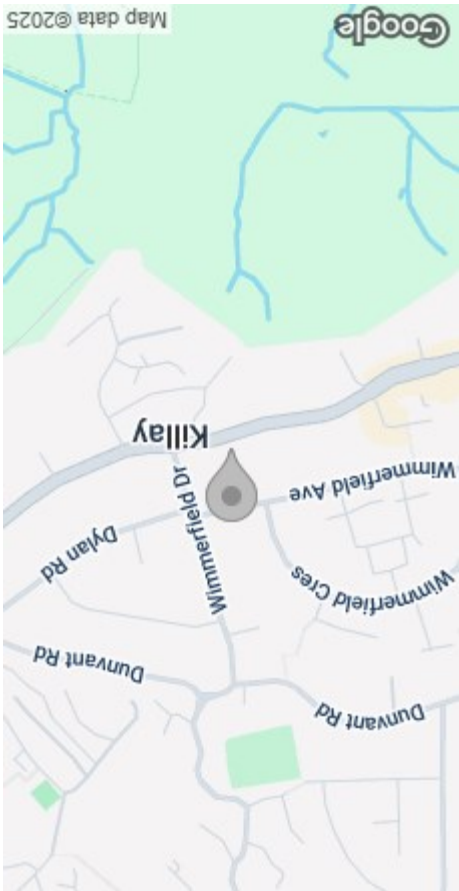


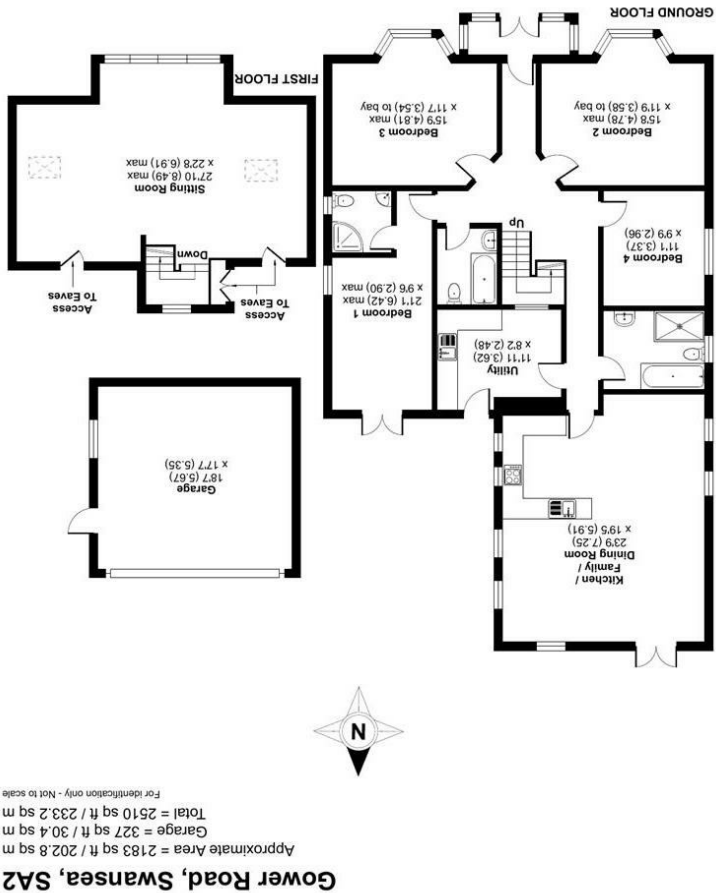
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

No Onward Chain!! A unique and beautifully presented four-bedroom detached family home, perfectly situated in a highly sought-after residential location. Just a five-minute walk from Killay Shopping Precinct and a little further from the well-regarded Olchfa Comprehensive School, this property offers both convenience and charm.

Set on a generous plot, the home boasts level gardens, ample off-road parking, and a detached double garage. Stepping inside, you're welcomed by a charming porch leading into a bright and spacious hallway. The property features four well-proportioned double bedrooms, all bathed in natural light, with the master benefiting from a private en-suite.

The heart of the home is the stunning open-plan kitchen, family, and dining area—an ideal space for entertaining and everyday living. In addition to the en-suite, the home offers two stylish bathrooms and a practical utility room.

Upstairs, the grand sitting room provides a light and airy retreat, perfect for family gatherings. A large picture window enhances the space, flooding it with natural light.

Externally, the home offers a spacious driveway with parking for multiple cars, side access leading to a beautifully maintained rear garden laid to lawn, and a sit-out patio—perfect for alfresco dining. The detached double garage provides additional storage or workspace.

This charming family home is ideally located within walking distance of an array of local amenities, including shops, parks, cafés, restaurants, a bakery, and a doctor's surgery, ensuring everyday convenience. A rare find in such a desirable area—viewing is highly recommended!

EPC - C  
Council Tax Band - E  
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

KITCHEN/FAMILY/DINING ROOM  
23'9" x 19'4" (7.25 x 5.91)

UTILITY ROOM  
11'10" x 8'1" (3.62 x 2.48)

BEDROOM 1  
21'0" x 9'6" (6.42 x 2.90)

EN SUITE SHOWER ROOM

BEDROOM 2  
15'8" max x 11'8" to bay (4.78 max x 3.58 to bay)



BEDROOM 3  
15'9" max x 11'7" to bay (4.81 max x 3.54 to bay)

BEDROOM 4  
11'0" x 9'8" (3.37 x 2.96)

BATHROOM 1

BATHROOM 2

FIRST FLOOR

SITTING ROOM  
27'10" max x 22'8" (8.49 max x 6.91)

EXTERNAL  
FRONT - Off road parking for multiple vehicles.

REAR - Laid to lawn garden with sit out patio areas.

DETACHED DOUBLE GARAGE  
Entry via electric 'up and over' door.  
Window and pedestrian access to side.  
Electrics and lighting.

SERVICES  
Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

