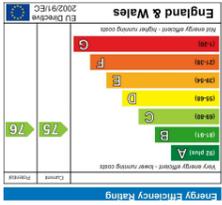


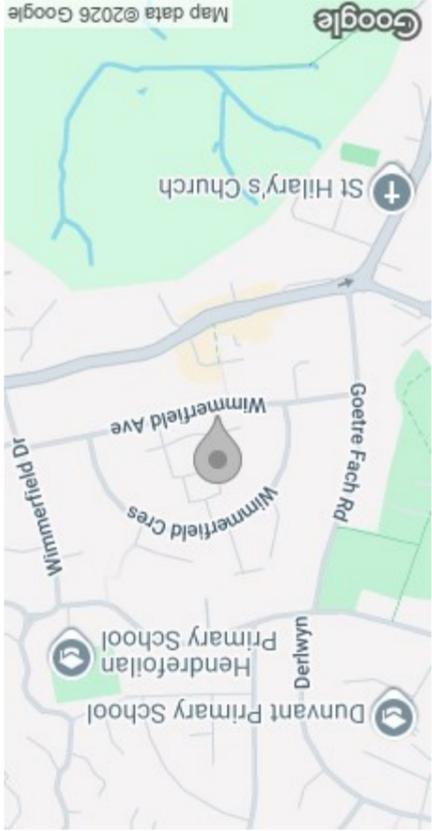


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and any other areas are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, openings and appliances shown here are believed and no guarantee is made with respect to their accuracy or otherwise.



EPC



AREA MAP



FIRST FLOOR

FLOOR PLAN



42B Wimmerfield Avenue  
 Killay, Swansea, SA2 7BZ  
 Offers Over £175,000



## GENERAL INFORMATION

Viewing is highly recommended for this charming traditional first-floor flat, featuring bay windows and two spacious double bedrooms. Built by the renowned developer 'Ronald Edmonds,' the property is situated on one of the area's most prestigious residential roads, offering easy walking distance into Killay shopping Precinct.

The flat comprises a welcoming hallway, a comfortable lounge, a well-sized kitchen/dining room, a shower room, and two generous double bedrooms. The property is equipped with double glazing and gas central heating, ensuring a comfortable living environment.

Externally, the flat boasts its own private gardens to the front, side, and rear, as well as a single garage and access to a shared driveway. This property is offered with no onward chain, making it an ideal opportunity for prospective buyers.

Viewing is essential to fully appreciate the size of the flat and its superb location. Don't miss the chance to make this wonderful property your own.

## FULL DESCRIPTION

### FIRST FLOOR

#### HALL

#### LOUNGE

15'5" x 13'0" (4.72 x 3.98)

#### KITCHEN/BREAKFAST ROOM

14'4" x 10'7" (4.38 x 3.25)

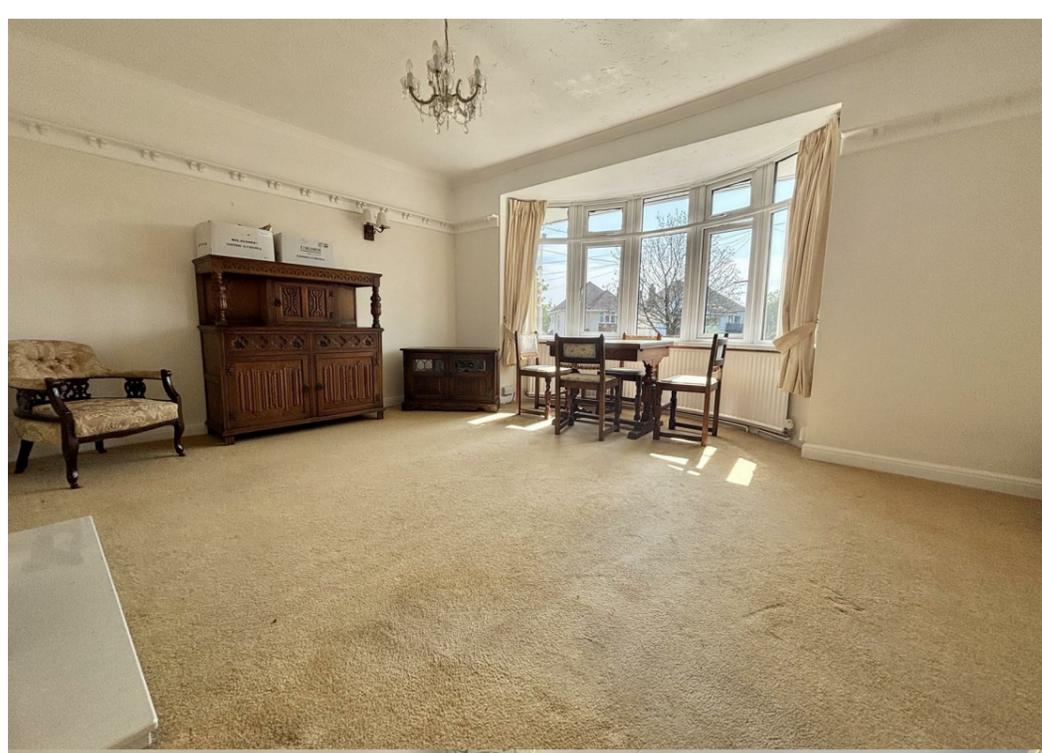
#### BEDROOM 1

13'8" x 11'3" (4.17 x 3.44)

#### BEDROOM 2

10'6" x 10'5" (3.22 x 3.19)

#### SHOWER ROOM



#### EXTERNAL

SIDE - Garden laid to lawn with summer house.

REAR - Laid to lawn garden with rear access to lane.

#### GARAGE

1st garage on the left.

#### TENURE

LEASEHOLD - 999 YEAR LEASE FROM 29TH SEPTEMBER 1955 WITH 930 YEARS REMAINING  
GROUND RENT - £6.75 PER ANNUM WHICH IS FIXED FOR THE TERM  
Management - Sketty Park Estates

#### EPC

C

#### COUNCIL TAX

D

#### SERVICES

Mains gas, electric, water (metered) & drainage.

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

