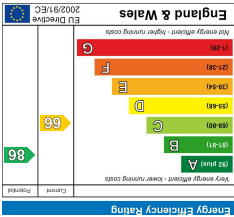
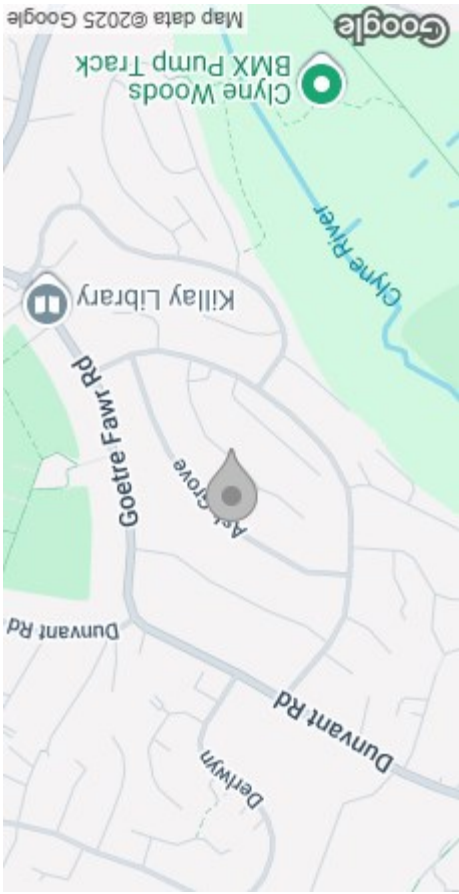


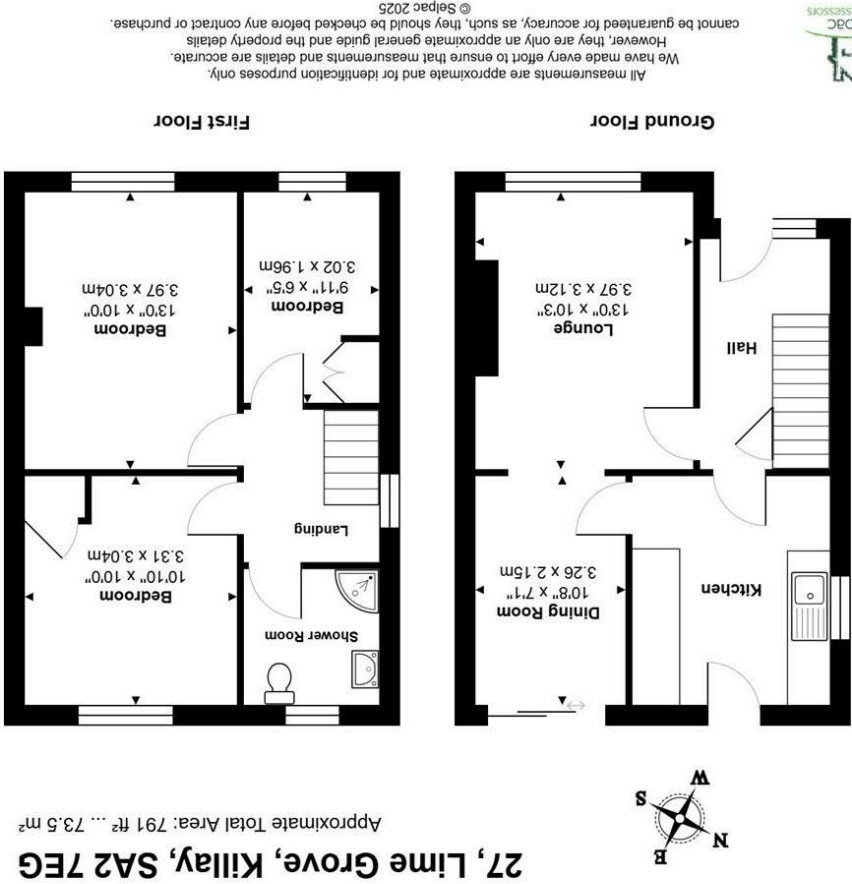
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



27 Lime Grove

Killay, Swansea, SA2 7EG

Asking Price £225,000

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GENERAL INFORMATION

NO ONWARD CHAIN!  
A superb opportunity to purchase this three-bedroom semi-detached home, ideally located in the sought-after Lime Grove area of Killay. Just a short distance from local amenities and within easy reach of both Dunvant and Hendrefoilan Primary Schools, this property offers convenience and great potential.

The ground floor features an entrance hallway, a spacious lounge that flows into the dining room, and a separate kitchen. Upstairs, there are three bedrooms and a family bathroom.

Outside, the front offers a lawned garden and driveway, while the rear boasts a generous, level, south-facing garden—laid to lawn and framed by mature trees and shrubs, providing a private and sunny outdoor space.

With scope for modernisation, this property is ideal for first-time buyers or investors looking to put their own stamp on a property.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE  
13'0" x 10'2" (3.97 x 3.12)

DINING ROOM  
10'8" x 7'0" (3.26 x 2.15)

KITCHEN

FIRST FLOOR

LANDING

BEDROOM 1  
13'0" x 9'11" (3.97 x 3.04)

BEDROOM 2  
10'10" x 9'11" (3.31 x 3.04)



BEDROOM 3  
9'10" x 6'5" (3.02 x 1.96)

SHOWER ROOM

EXTERNAL  
FRONT - Laid to lawn area with driveway parking.

REAR - Garden lawned with a sit-out patio. Mature trees and shrubs to boarder.

TENURE  
Freehold

EPC  
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COUNCIL TAX  
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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.

