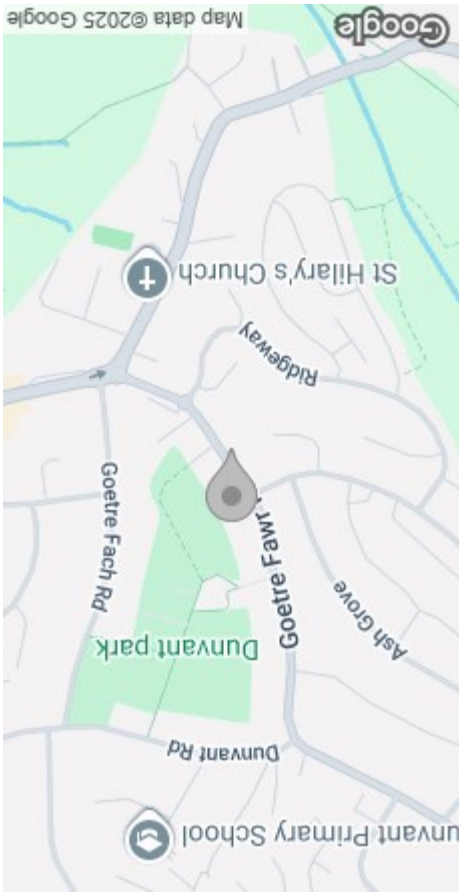


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of rooms, windows, doors, etc. may differ from the actual dimensions and the purchaser is advised to verify the accuracy of the floorplan by inspection or otherwise. The floorplan is provided for guidance only and should not be relied upon as a guarantee of accuracy. The floorplan is provided for guidance only and should not be relied upon as a guarantee of accuracy. The floorplan is provided for guidance only and should not be relied upon as a guarantee of accuracy.

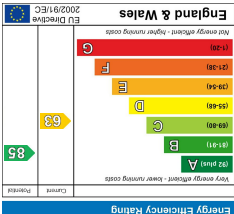


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

A great investment or first time buyer opportunity in the heart of Killay. In need of modernisation. We are pleased to offer this three bedroom home located on Goetre Fawr Road, a stones throw from all the local amenlties that Killay Shopping Precinct has to offer, including restaurants, pubs, bakeries, supermarkets, hairdressers, barbers and doctors surgery. This semi detached property benefits from plenty of living accommodation, including lounge, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor offers three bedrooms along with a bathroom. EPC- D
Council Tax Band-D
Tenure-Freehold

FULL DESCRIPTION

Ground Floor

Entrance Porch

The property is entered via a double glazed door with frosted glass panel. Tiled floor. Door into:

Hallway

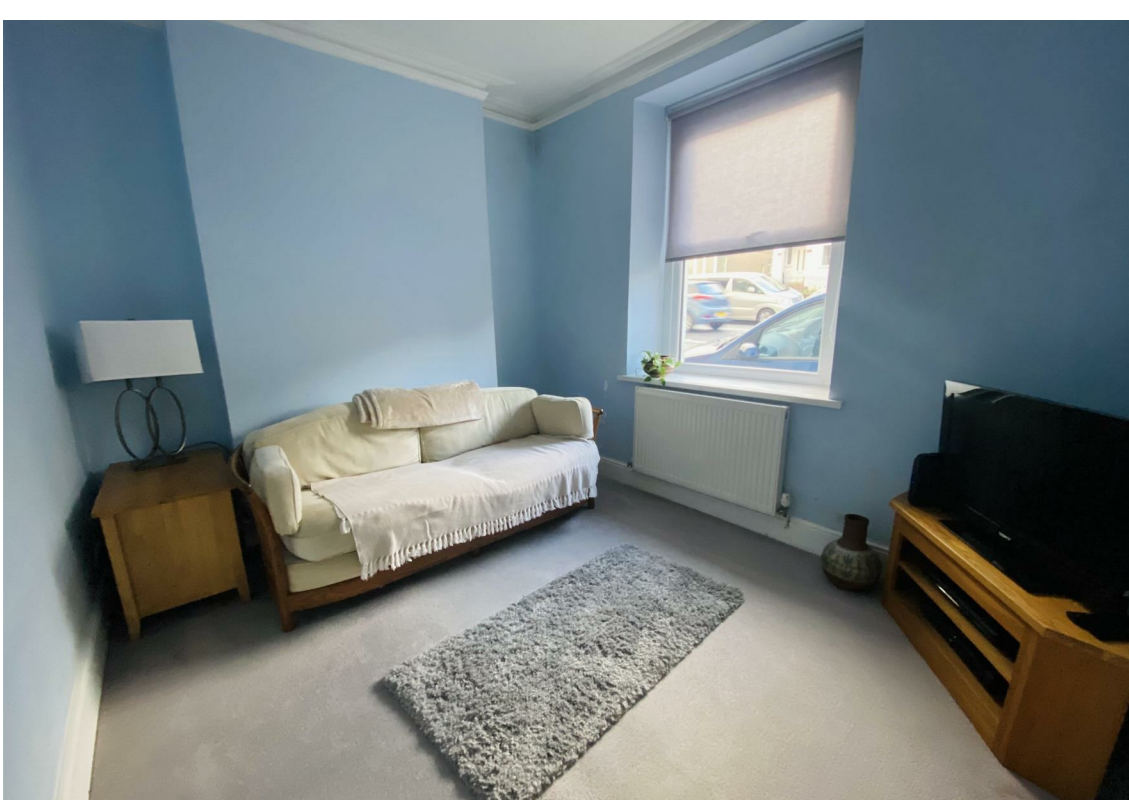
Radiator. Wood effect flooring. Stairs leading up to the first floor landing. Door into dining room. Door into:

Lounge

11'7" x 9'4" (3.55 x 2.85)
Double glazed window to the front. Radiator.

Dining Room

11'11" x 11'5" (3.64 x 3.48)
Double glazed window to the rear. Radiator. Door into:



Kitchen/Breakfast Room

16'9" x 8'11" (5.13 x 2.73)
Fitted with a range of wall and base units with complementary work surfaces incorporating one and a half bowl stainless steel sink unit with drainer. Integrated electric oven with gas hob and stainless steel chimney style extractor hood over. Built in fridge freezer. Door into under stairs storage cupboard. Radiator. Tiled floor. Partly tiled walls. Double glazed window and door to the side. Door into:

Utility Room

8'4" x 7'0" (2.55 x 2.14)
Fitted base units with complementary work surface over incorporating single bowl stainless steel sink unit. Space for a washing machine. Radiator. Tiled floor. Double glazed windows to the side and rear. Door into:

Cloakroom

Two piece suite comprising WC and wash hand basin. Partly tiled walls. Tiled floor.

First Floor

Landing

Fitted cupboard. Doors into:

Bedroom One

14'6" x 9'8" (4.42 x 2.95)
Two double glazed windows to the front. Radiator.

Bedroom Two

11'10" x 8'3" (3.62 x 2.52)
Double glazed window to the rear. Radiator.

Bedroom Three

8'11" x 5'6" (2.73 x 1.69)
Double glazed window to the side. Radiator.

Bathroom

Three piece suite comprising low level WC, wash hand basin and L shaped bath with shower attachment and glass side screen. Partly tiled walls. Wood effect vinyl flooring. Double glazed frosted glass window to the side.

Externally

Front

Off road parking for one vehicle and a shared driveway leading to a further parking space and access to rear garden.

Rear

A block paved patio leading to a good sized garden laid to lawn with border hedging and fencing.

