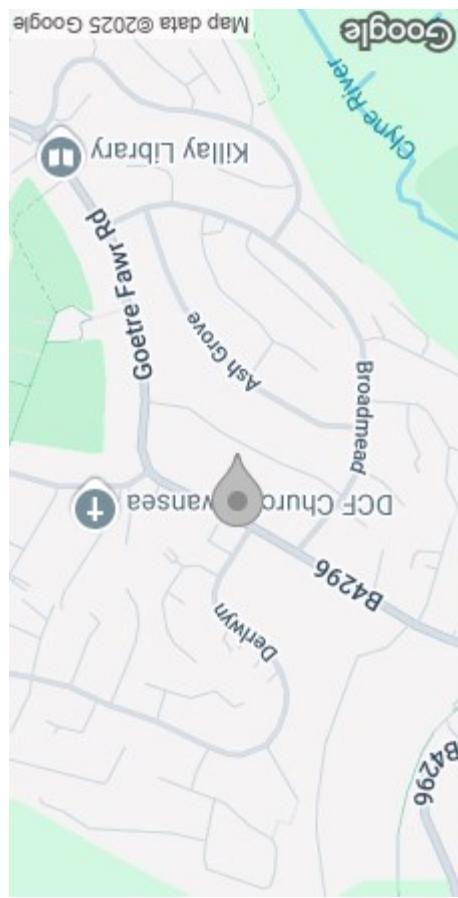


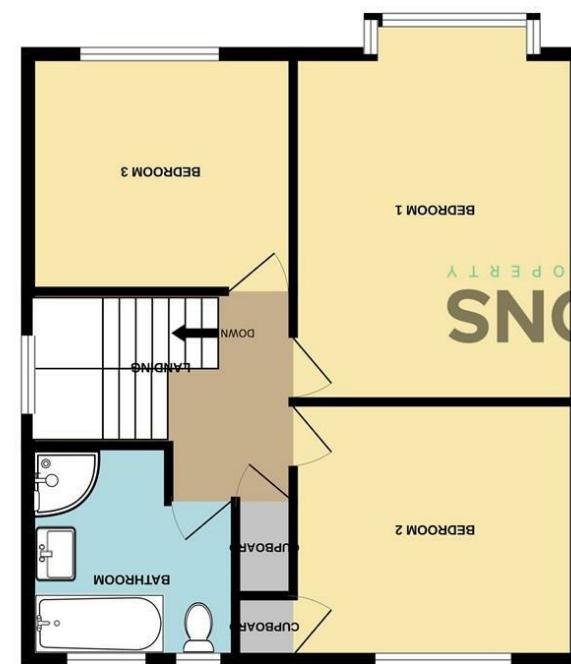
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error.

EPC



AREA MAP



1ST FLOOR



GROUNDFLOOR

FLOOR PLAN



24 Y Berllan

Dunvant, Swansea, SA2 7RW

Offers Around £300,000



GENERAL INFORMATION

A great opportunity to purchase a good sized family home in the prime location of Y Berllan, Killay. This lovely semi detached home is ideally situated for access to local shops and convenience's at Killay shopping precinct, as well as close proximity to well thought of primary and secondary schools. The property comprises hallway, lounge/dining room, office and kitchen to the ground floor. To the first floor there are three double bedrooms, and family bathroom. Externally there are well kept front and rear gardens and driveway parking for two vehicles. Early viewing essential.

EPC - C

Council Tax Band - D

Tenure - Freehold



FULL DESCRIPTION

Ground Floor

Entrance Hallway

The property is entered via a double glazed door with a storm canopy over. Stairs leading up to the first floor landing. Radiator. Parquet flooring. Door into lounge/dining room. Door into:



Office

15'3" x 7'10" (4.65 x 2.41)

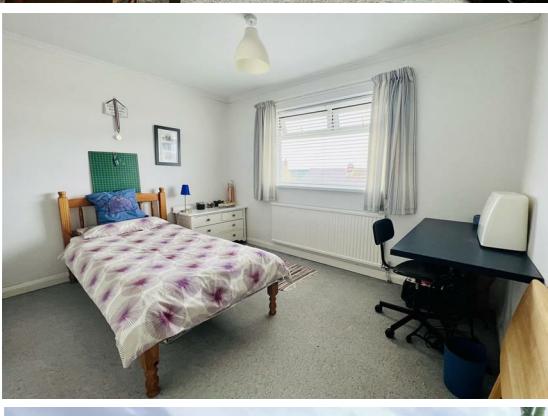
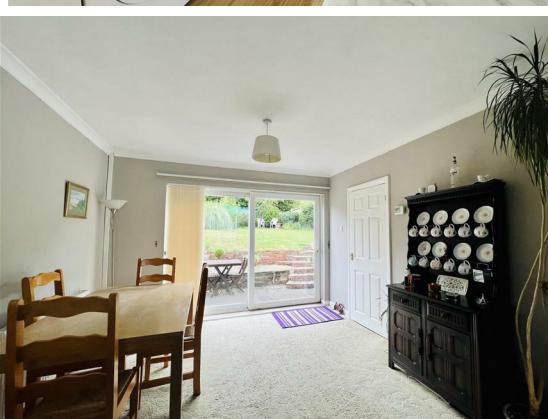
Double glazed windows to the front and side.

Wood effect flooring. Radiator.

Lounge/Dining Room

26'10" x 11'1" max (8.19 x 3.39 max)

Double glazed box bay window to the front. Feature fireplace housing an electric fire set upon a marble effect hearth with a wooden mantel beam. Two radiators. Double glazed sliding patio doors leading out onto the rear garden. Door into:



Kitchen

12'3" x 7'4" (3.75 x 2.26)

Fitted with a range of wall and base units with complementary work surfaces incorporating single bowl stainless steel sink unit with drainer. Slot in gas oven with stainless steel chimney style extractor hood above. Plumbing for a washing machine and dishwasher. Walk in pantry. Cupboard housing the gas combination boiler. Partly tiled walls. Wood effect flooring. Double glazed window to the rear. Double glazed obscure glass panel door to the side leading out onto the rear garden.

First Floor

Landing

Double glazed window to the side. Airing cupboard. Access via a pull down ladder to the loft, which is insulated, partly boarded and has an electric light. Doors into:

Bedroom One

16'0" x 11'10" max (4.89 x 3.63 max)

Double glazed window to the front. Built-in wardrobes. Radiator.

Bedroom Two

11'10" x 10'6" (3.62 x 3.22)

Double glazed window to the rear. Built-in cupboard. Radiator.

Bedroom Three

11'7" x 9'11" (3.54 x 3.03)

Double glazed window to the front. Radiator.

Bathroom

8'8" x 7'6" max (2.66 x 2.31 max)

Four piece suite comprising low level WC, wash hand basin set into a vanity unit, bath with hand held shower attachment and corner shower enclosure with an electric shower. Radiator. 'Respatex' style wall panelling. Tile effect vinyl flooring. Two double glazed frosted glass windows to the rear.

Externally

Front

A garden laid to lawn and a driveway providing parking for two vehicles. Gated side pedestrian access to:

Rear

An enclosed garden with a sit out patio, steps up to a border laid with decorative stone shingle and a lawn bordered with mature trees and shrubs. Garden shed to remain.