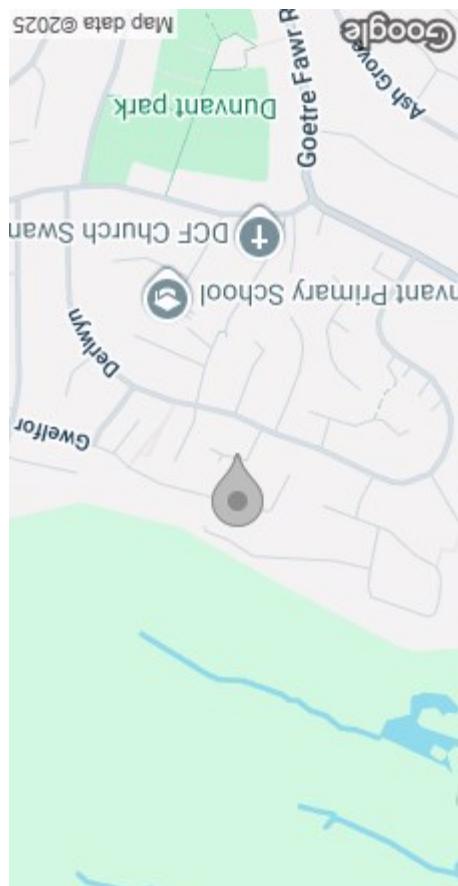


With every effort has been made to ensure the accuracy of the information contained here, reasonable
measurements, rooms and other areas are approximate and no guarantee is given as to their
accuracy. The vendor, seller and agent do not guarantee the accuracy of the information contained
herein and no liability is accepted for any inaccuracy.

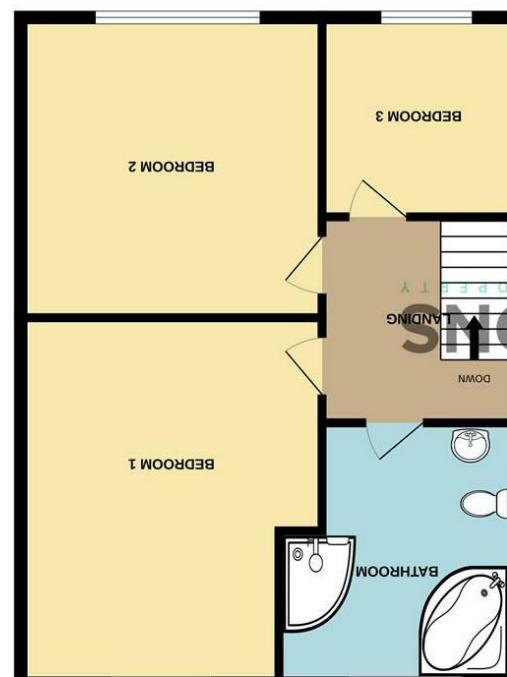
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herein and no liability is accepted for any inaccuracy.

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AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

No Onward Chain!

This extended semi-detached home is ideally located in a peaceful cul-de-sac, perfect for a range of buyers. The well-presented accommodation briefly comprises an entrance hallway, a spacious open-plan lounge/dining room, and a fitted kitchen that flows into a convenient utility room—complete with French doors opening out to the rear garden.

Upstairs, you'll find three bedrooms and a fully fitted bathroom. Outside, the property benefits from a driveway leading to a garage, along with well-maintained front and rear gardens offering plenty of outdoor space.

Situated within the highly sought-after Olchfa School catchment area, this home enjoys a prime location with easy access to a wide range of local amenities. From the scenic cycle path and well-regarded schools to Duvant Rugby Club, nearby children's parks, and the vibrant Killay Village Precinct, everything you need is just a stone's throw away. Early viewing is highly recommended!



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'1" x 10'6" (4.01 x 3.21)



DINING ROOM

10'10" x 9'3" (3.32 x 2.83)

KITCHEN

10'4" x 8'0" (3.16 x 2.44)



UTILITY ROOM

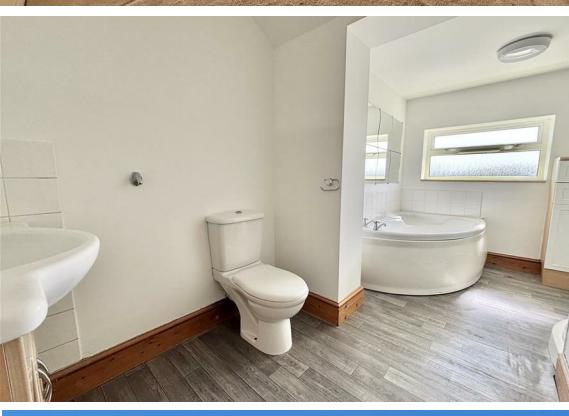
14'9" x 6'7" (4.52 x 2.01)

FIRST FLOOR

LANDING

BEDROOM 1

18'0" x 10'0" (5.51 x 3.05)



BEDROOM 2

10'2" x 13'11" (3.10 x 4.25)

BEDROOM 3

10'6" max x 6'7" max (3.21 max x 2.01 max)

BATHROOM

EXTERNAL

FRONT - Parking leading to garage and a laid to lawn garden.

REAR - Sit out decked area with a laid to lawn garden.

PARKING

Driveway parking for 2+ vehicles.

GARAGE

Detached garage, entry via electric door housing electrics and double glazing.

TENURE

Freehold

EPC

C

COUNCIL TAX

D

SERVICES

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

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

