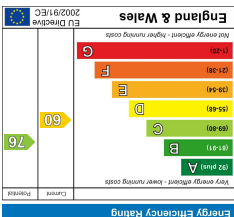
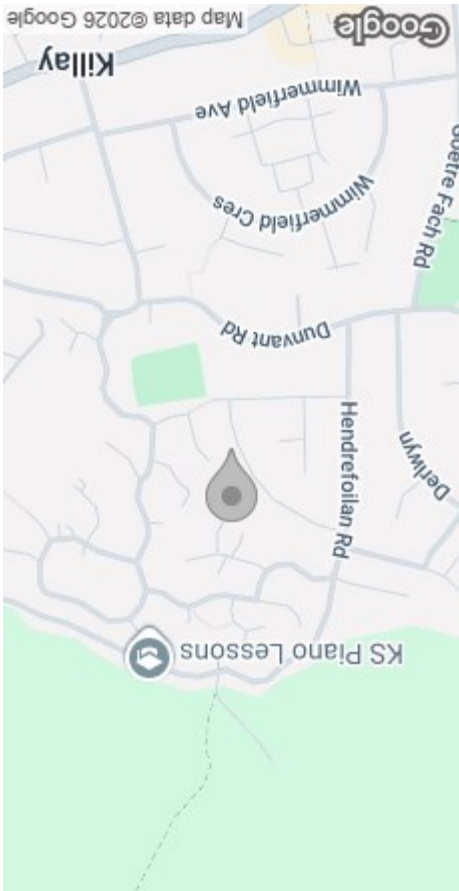


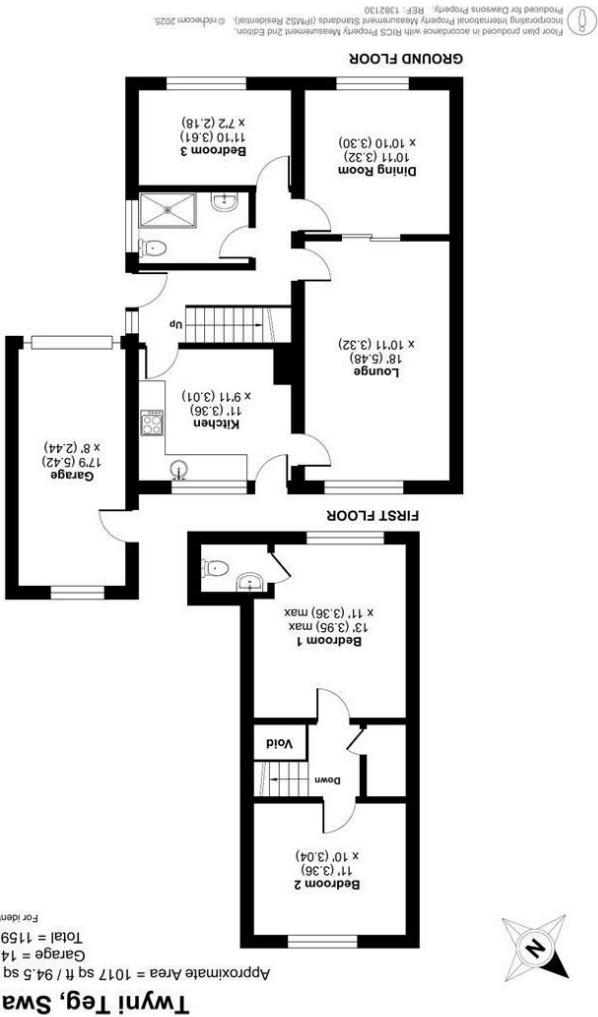
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





## GENERAL INFORMATION

No Onward Chain! Set in a peaceful and sought-after area of Killay, this delightful detached three-bedroom dormer-style home offers generous living space and a versatile layout, ideal for families, downsizers, or anyone seeking a comfortable home in a highly convenient location.

The ground floor welcomes you via a side entrance hallway leading into a bright and spacious lounge that flows effortlessly into a separate dining room—perfect for both everyday living and entertaining. The modern, well-proportioned kitchen/breakfast room provides ample storage, integrated appliances, and space for informal dining, with a door opening directly onto the rear garden. A ground-floor bedroom and a wet room provide excellent flexibility, whether used as guest accommodation, a home office, or an additional reception space. Upstairs, you'll find two further bedrooms, with the master benefitting from a convenient WC.

Outside, the property enjoys a rear garden mainly laid to lawn with a seating area, creating a relaxing outdoor retreat. To the side, a driveway offers off-road parking and leads to a garage, ideal for storage or workshop use.

Located close to Killay's popular shops, amenities, schools, parks, and transport links, this home combines comfort, convenience, and a desirable setting—making it an excellent opportunity in a well-regarded residential area.

## FULL DESCRIPTION

### GROUND FLOOR

#### SIDE ENTRANCE HALLWAY

#### KITCHEN/BREAKFAST ROOM 11'0" x 9'10" (3.36 x 3.01)

#### LOUNGE 17'11" x 10'10" (5.48 x 3.32)

#### DINING ROOM 10'10" x 10'9" (3.32 x 3.30)

#### BEDROOM 3 11'10" x 7'1" (3.61 x 2.18)

#### SHOWER ROOM

#### FIRST FLOOR

#### LANDING



#### BEDROOM 1 12'11" max x 11'0" max (3.95 max x 3.36 max)

#### WC

#### BEDROOM 2 11'0" x 9'11" (3.36 x 3.04)

#### EXTERNAL Rear garden laid to lawn with seating area.

#### PARKING Driveway to side

#### GARAGE

#### TENURE Freehold

#### EPC RATING D

#### COUNCIL TAX E

#### SERVICES Mains gas, electric, water (metered) & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

