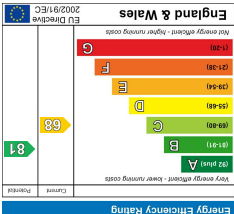
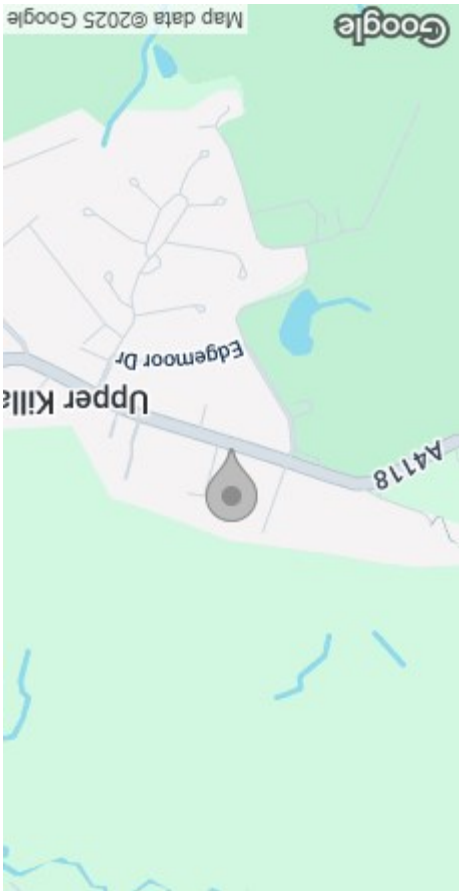


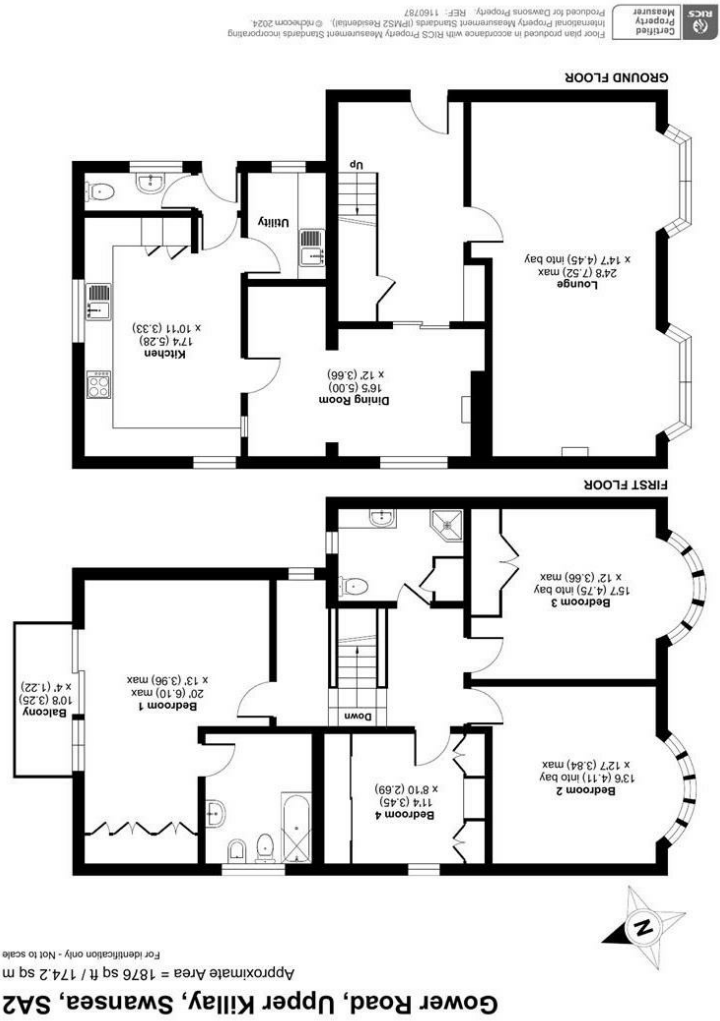
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Welcome to this charming detached family home located on Gower Road in the sought after village of Upper Killay. This property boasts a spacious lounge, perfect for entertaining guests or relaxing with family. With four bedrooms, one with an ensuite bathroom, plus a shower room, there is ample space for a growing family or those in need of extra room. The property also features driveway parking for approximately four vehicles, ensuring convenience for you and your visitors. The level, enclosed rear garden provides an outdoor space with mature planting, lawn and patio where you can relax and enjoy the fresh air. Situated in a desirable location, this property offers the best of village living with all the necessary amenities within reach, perfectly located if you're looking for a peaceful retreat away from he hustle and bustle of city life whilst becoming part of a welcoming community. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful property.

No onward chain.

EPC - D

Council Tax Band - F

Tenure - Freehold

FULL DESCRIPTION

Ground Floor

Entrance Hallway

Lounge
24'8" x 14'7" (7.52 x 4.45)

Dining Room
16'5" x 12'0" (5.00m x 3.66m)

Kitchen
17'4" x 10'11" (5.28m x 3.33m)

Utility Room

Cloakroom

First Floor

Landing



Bedroom One
20'0" max x 13'0" max (6.10m max x 3.96m max)

Ensuite Bathroom

Bedroom Two
13'6" into bay x 12'7" max (4.11m into bay x 3.84m max)

Bedroom Three
15'7" into bay x 12'0" max (4.75 into bay x 3.66 max)

Bedroom Four
11'4" x 8'10" (3.45m x 2.69m)

Shower Room

Externally

Front

Rear

Services

Mains electricity. Current supplier - Ovo
Heating and hot water. Mains gas.
Current supplier - British Gas
Mains water. Metered
Mains drainage and sewerage
Broadband. Current supplier - Sky
Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - 02
You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

