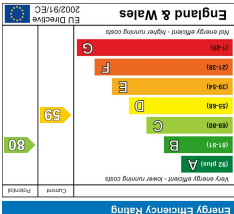
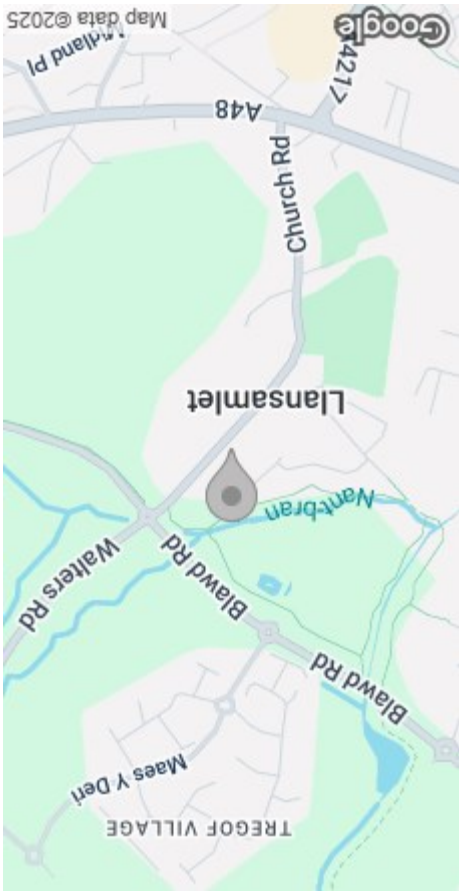


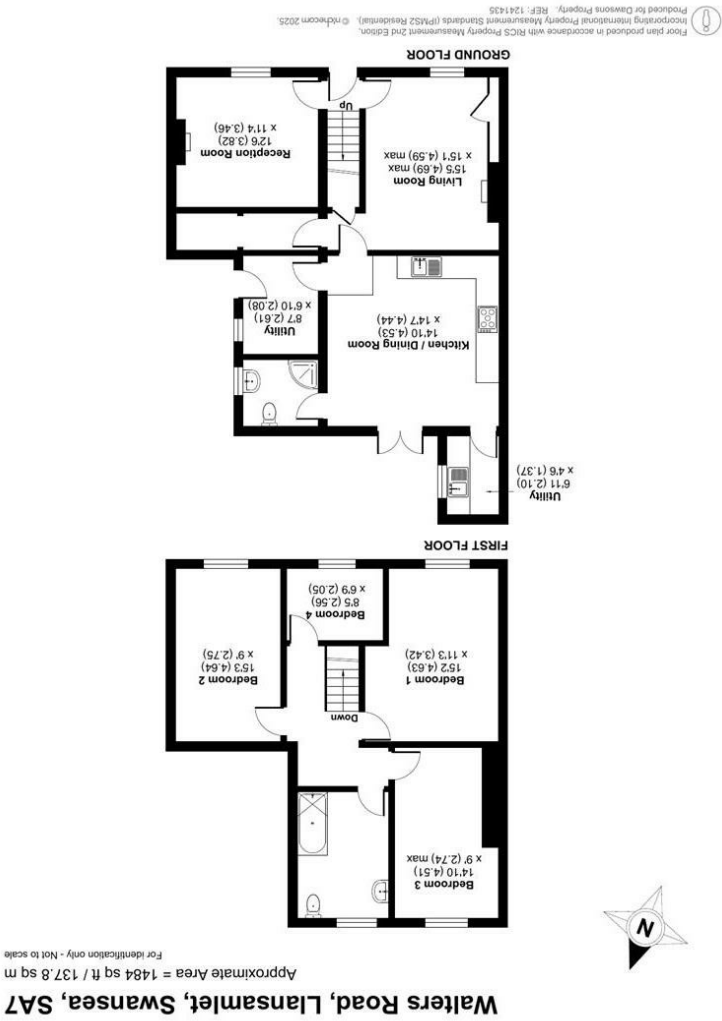
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



77 Walters Road
Llanamlet, Swansea, SA7 9RW
Asking Price £309,000



GENERAL INFORMATION

Situated on the charming Walters Road in Llansamlet, Swansea, this well-presented detached house offers an ideal family home.

With four spacious bedrooms, this property provides ample room for both relaxation and privacy. The two reception rooms are perfect for entertaining guests or enjoying family time, while the family bathroom and convenient downstairs shower room cater to the needs of a busy household. The house boasts two utility areas, enhancing functionality and making daily chores more manageable.

The large rear garden is a delightful feature, providing a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months.

Situated with great transport links to the M4, this property is perfect for commuters seeking easy access to nearby cities and beyond.

FULL DESCRIPTION

Entrance

Hallway

Living Room
15'5 max x 15'1 max (4.70m max x 4.60m max)

Reception Room
12'6 x 11'4 (3.81m x 3.45m)

Kitchen/Dining Room
14'10 x 14'7 (4.52m x 4.45m)

Utility
6'11 x 4'6 (2.11m x 1.37m)

Shower Room

Utility
8'7 x 6'10 (2.62m x 2.08m)



First Floor

Landing

Bedroom One
15'2 x 11'3 (4.62m x 3.43m)

Bedroom Three
14'10 x 9'0 max (4.52m x 2.74m max)

Bathroom

Bedroom Two
15'3 x 9'0 (4.65m x 2.74m)

Bedroom Four
8'5 x 6'9 (2.57m x 2.06m)

External

Parking
Permit parking - cost of permit is £5 p.a. Buyers are advised to contact the local authority regarding parking permit availability and costs.

Council Tax Band
D

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and sewerage.
Broadband – The current supplier is Sky.
There are no known issues with mobile coverage using the vendor's current supplier, Vodafone.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
The property is within Llansamlet Conservation Area.

