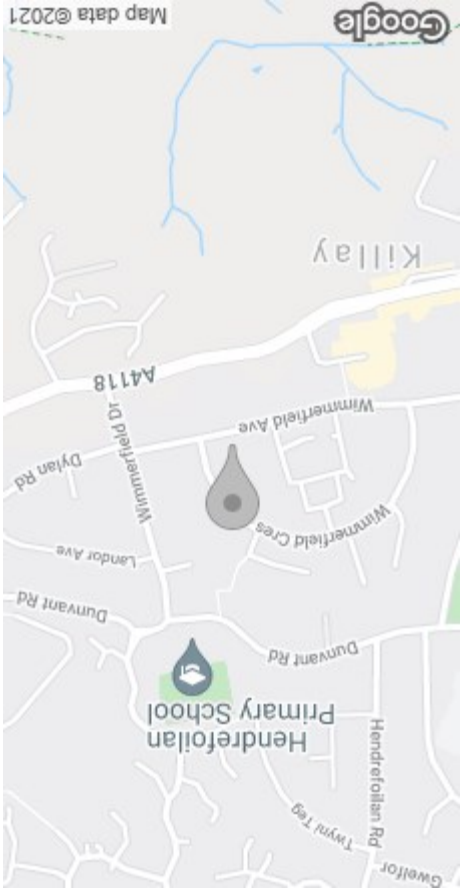


EPC



AREA MAP

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with floorplan ©2021



FLOOR PLAN



**20 Wimmerfield Avenue**  
 Killay, Swansea, SA2 7BT  
**£330,000**



## GENERAL INFORMATION

An opportunity to purchase a fantastic extended traditional four bedroom semi detached home offered with no upward chain. An immaculate residence set in a prime level location within easy walking distance to Killay Precinct and local schools. The accommodation comprises entrance hallway, Cloakroom, Front reception room with bay window, sitting room / Diner and kitchen. To the first floor are three bedrooms, WC and a bathroom. The second floor offers a master bedroom with en-suite shower room. The driveway provides an excellent level of off road parking which leads to a garage. To the rear of the property is a level enclosed garden with patio sit out area. Viewing highly recommended. EPC-D

## FULL DESCRIPTION

### Entrance

Entrance via uPVC double glaze door into;

### Hallway

Radiator. Door to storage cupboard. Door to under stairs storage. Door to;

### Cloakroom

4'10" x 3'2" (1.48 x 0.99)

Low-level WC. Wash and basin. Vinyl flooring.

### Living room

12'4" x 17'4" (3.77 x 5.30)

uPVC double glazed bay window to front. Radiator. Gas feature fireplace with wooden surround and marble hearth.

### Kitchen

17'11" x 7'4" (5.48 x 2.24)

A range of wall base and draw units with worksurfaces over. Stainless steel sink with mixer tap. uPVC double glazed windows to rear and side. Integrated oven and grill. Space for fridge freezer. Built in table with four chairs. Exposed beam ceiling. Tiled splashback. Four ring gas hob with extractor fan over. uPVC double glaze door to side. Radiator. Door into



### Sitting room/ Diner

uPVC double glazed sliding patio doors to rear. Two Radiators. Space for table and chairs with view of the garden

### Stairs to first floor

### Landing

uPVC double glazed window to side. Doors to all rooms

### WC

Low-level WC. Part tiled walls. uPVC double glazed obscured window to side. Vinyl flooring.

### Bathroom

5'8" x 7'11" (1.75 x 2.43)

Bath with shower over and glass screen. Wash hand basin set in vanity unit with cupboard and drawers. Radiator. Tiled walls. Vinyl flooring. uPVC double glazed obscured window to rear.

### Bedroom One

14'1" x 10'0" (4.30 x 3.07)

uPVC double glazed bay window to front. Fitted wardrobes. Radiator

### Bedroom Two

13'1" x 11'2" (4.01 x 3.42)

uPVC double glaze window to rear with views of the garden. Built in wardrobes. Radiator.

### Bedroom Three

8'1" x 7'4". (2.47 x 2.24.)

uPVC double glaze window to front. Radiator.

### Stairs to Second floor

### Bedroom Four

10'3" x 18'4" (3.14 x 5.6)

Two Velux windows to front and rear. Eaves storage. Radiator. Door to;

### En-suite Shower Room

8'0" x 6'6" (2.46 x 2)

UPVC double glaze window to side. Low-level WC. Wash hand basin. Walk in shower. Part tiled walls. Vinyl flooring.

### External

Externally the front has a driveway suitable for several vehicles and leads to a garage. The front garden is low maintenance with stone chippings. Externally to the rear is a sit out patio area and an enclosed garden which is partly laid to lawn and boarded with mature trees and shrubs.

### Tenure

Leasehold. Term: 999 years from March 1937. Ground Rent £15.75 per annum. There is no Rent Review provision and no Service Charge. Confirmed by vendor solicitor.

