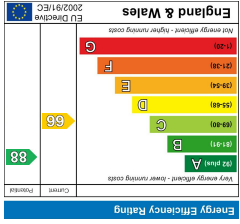


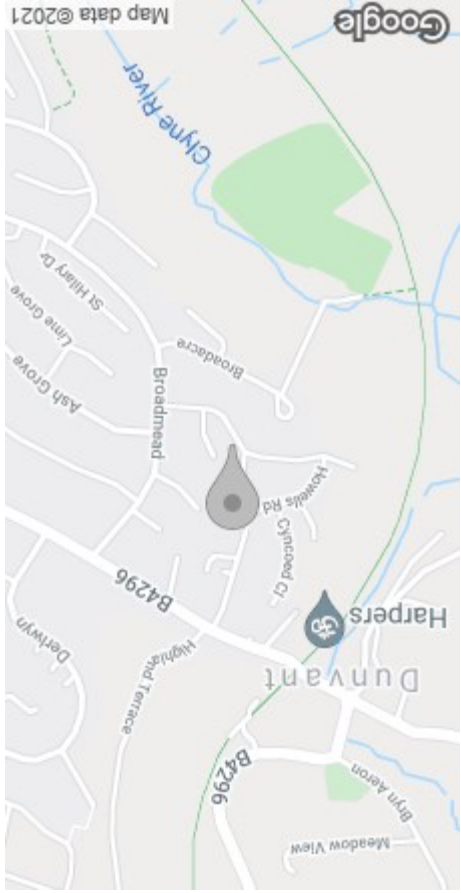


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

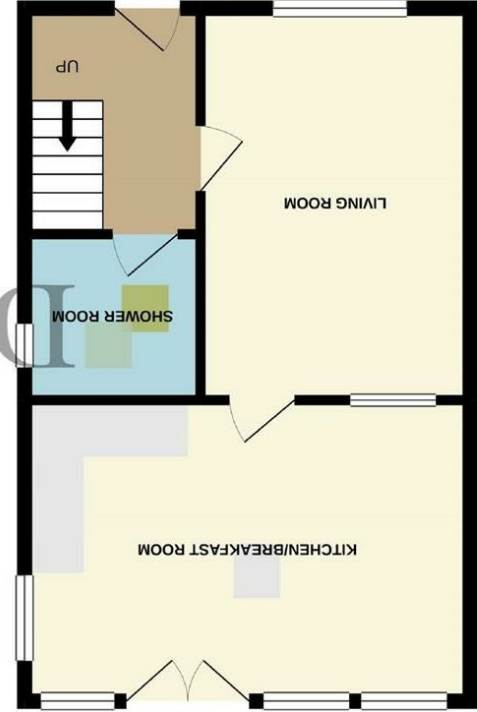
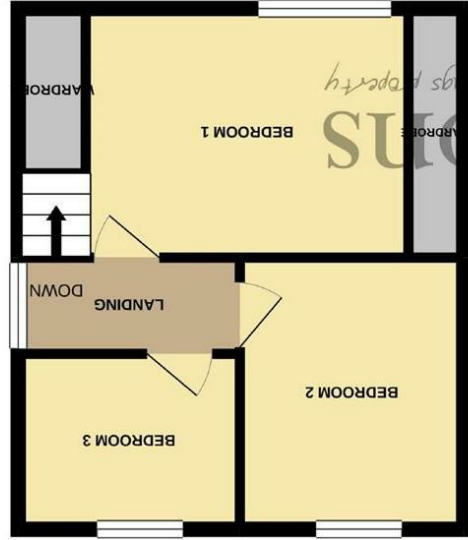
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their quality or efficacy can be given. Made with Mapbox, ©2020



EPC



AREA MAP



FLOOR PLAN



26 Goetre Bellaf Road  
 Dunvant, Swansea, SA2 7RL  
 £169,950



## GENERAL INFORMATION

A semi-detached three bedroom property situated in the popular area of Dunvant, within the Olchfa catchment area and close to all the facilities of Killay. The accommodation comprises to the ground floor: entrance hallway, living room, shower room and open plan kitchen/dining room/conservatory. To the first floor are three bedrooms. Externally the property benefits from a detached garage, low maintenance front and rear gardens. Viewing is strongly recommended. EPC-D

## FULL DESCRIPTION

### Ground Floor

The property is entered via a uPVC double glazed glass panel door into:

### Hallway

Stairs leading up to the first floor with under stairs storage. Wood effect flooring. Radiator. Doors into:

### Shower Room

5'11" x 5'3" (1.81 x 1.60)

Three piece suite comprising step in shower cubicle, wash hand basin set into a vanity unit and low level WC. Heated towel rail. Fully tiled walls and floor. UPVC double glazed obscure glass window to the side.



### Living Room

14'10" x 10'3" (4.52 x 3.13)

UPVC double glazed window to the front benefiting from views of the surrounding countryside. Feature fireplace with tiled hearth and wooden surround. Wood effect flooring. Window and door into:

### Kitchen/Dining Room/Conservatory

16'2" x 12'8" (4.93 x 3.86)

Fitted with a range of wall, base and drawer units with complementary work surface over incorporating sink unit with mixer tap. Tiled splash back. Integrated four ring gas hob. Built in oven. Space for American style fridge freezer, washing machine, tumble dryer and dishwasher. Space for a dining table and chairs. Radiator. Tiled flooring. UPVC double glazed windows to the side and rear. UPVC double glazed patio doors leading out onto the rear garden.

### Externally

#### Front

Steps lead up to the front of the property and there is a garden laid to lawn with partial countryside views.

#### Rear

A tiered patio, a south facing garden laid to lawn leading to a detached garage with vehicular access from the road to the rear.

### First Floor

#### Landing

UPVC double glazed window to the side. Doors to all bedrooms.

#### Bedroom One

10'11" x 9'10" (3.33 x 3.00)

UPVC double glazed window to the front with views over the surrounding countryside. Fitted wardrobes. Over stairs storage. Radiator wood effect flooring. Textured ceiling.

#### Bedroom Two

11'11" x 7'11" (3.62 x 2.42)

UPVC double glazed window to the rear. Radiator. Skimmed ceiling.

#### Bedroom Three

8'10" x 7'10" (2.68 x 2.40)

UPVC double glazed window to the rear. Skimmed ceiling.

