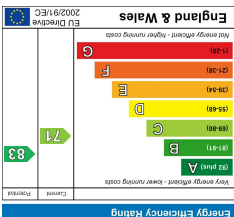


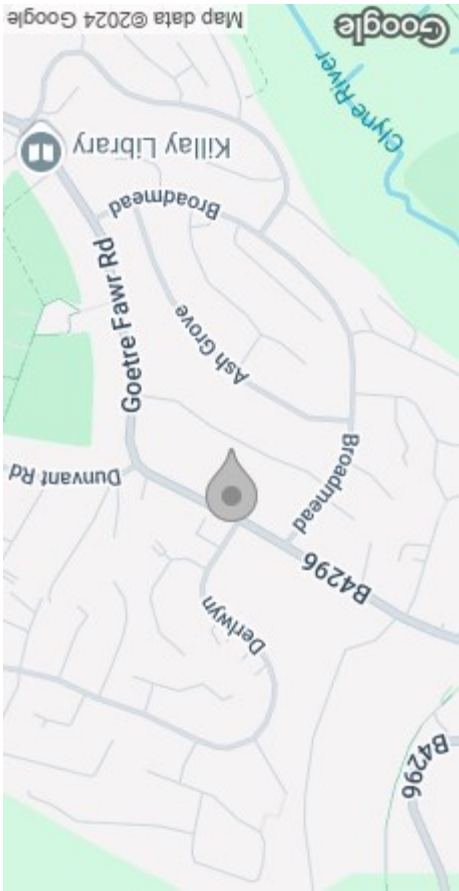
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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EPC



AREA MAP



FLOOR PLAN



26 Y Berllan  
Dunvant, Swansea, SA2 7RW  
Offers Around £285,000





GENERAL INFORMATION

A great opportunity to purchase a good sized family home in the prime location of Y Berllan, Durnvant. This lovely semi detached home is Ideally situated for access to local shops and conveniences at Killay shopping precinct, as well as being within close proximity of well thought of primary and secondary schools. The property comprises hallway, lounge/dining room, office/guest bedroom, shower room and kitchen to the ground floor. To the first floor are three double bedrooms, bathroom and WC. Externally there are well kept front and rear gardens and driveway parking for two vehicles. Early viewing essential.  
No onward chain.  
EPC - C  
Council Tax Band - D  
Tenure - Freehold To be confirmed

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Lounge/Dining Room  
26'10" x 11'1" (8.19 x 3.39)

Kitchen  
12'3" x 7'4" (3.75 x 2.26)

Office/Guest Bedroom  
10'0" x 8'0" (3.06 x 2.44)

Shower Room

First Floor

Landing



Bedroom One  
16'0" x 11'10" (4.89 x 3.63)

Bedroom Two  
11'10" x 10'6" (3.62 x 3.22)

Bedroom Three  
11'7" x 9'11" (3.54 x 3.03)

Bathroom

WC

Externally

Front

Rear

Services

Mains electricity. Current supplier - Ovo  
Heating and hot water. Mains gas. Current supplier - British Gas  
Mains water. Not metered.  
Mains drainage and sewerage  
Broadband. Current supplier - Talk Talk  
Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - Vodafone & Tesco  
You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

Additional Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. We advise you to seek advice and carry out further checks from an Asbestos Credited Specialist.

