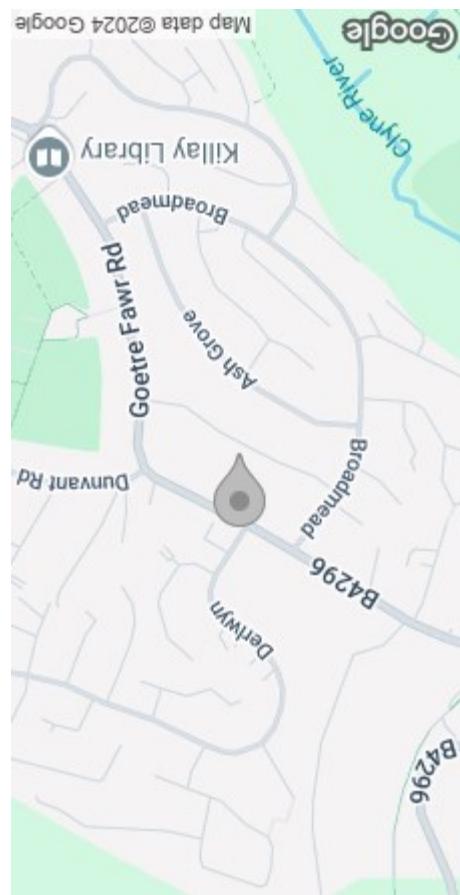
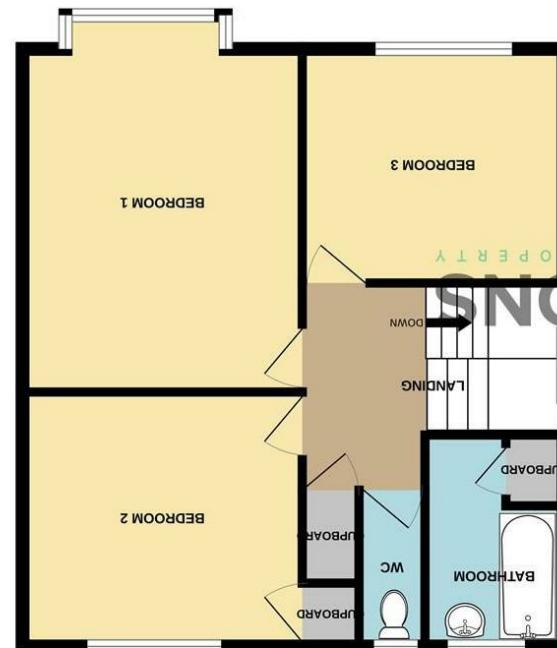


These particularities, whilst believed to be accurate only as a general outline, nevertheless set out a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements by inspectors of fact, but must satisfy themselves as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

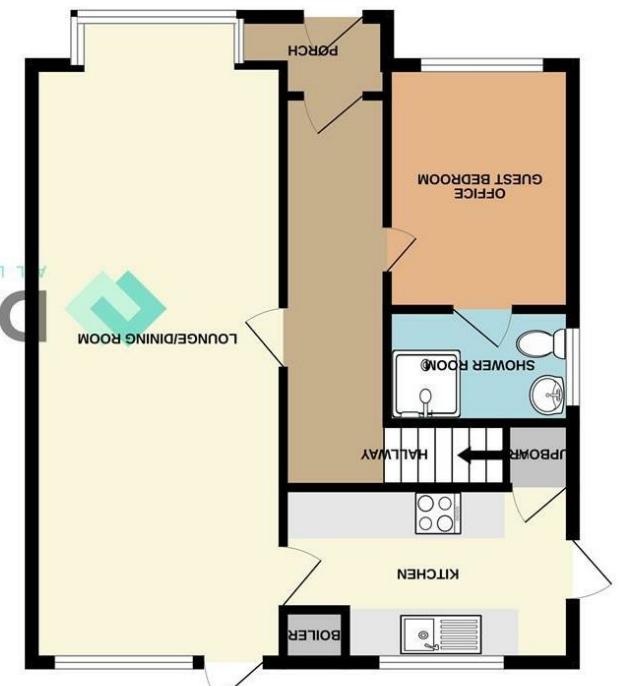
EPC



AREA MAP



ST FLOOR



GROUND FLOOR

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, Duvant. 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 - TalkTalk

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.

