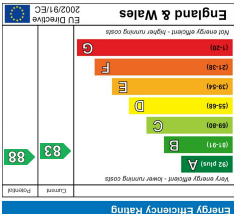
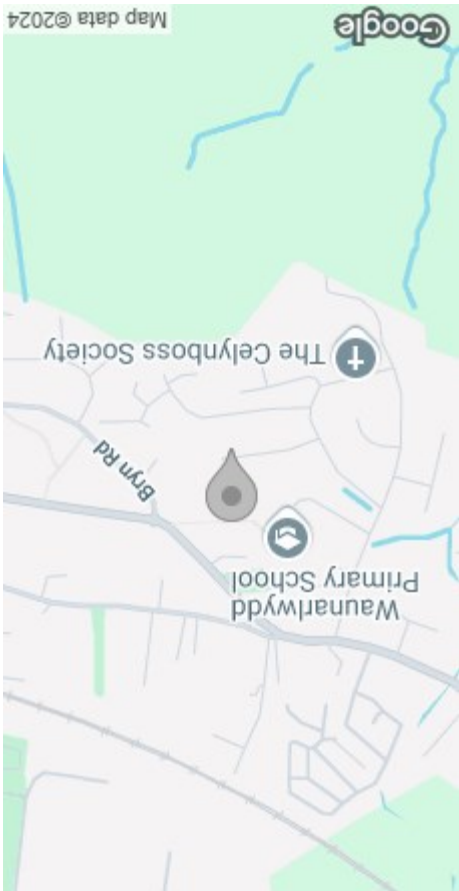


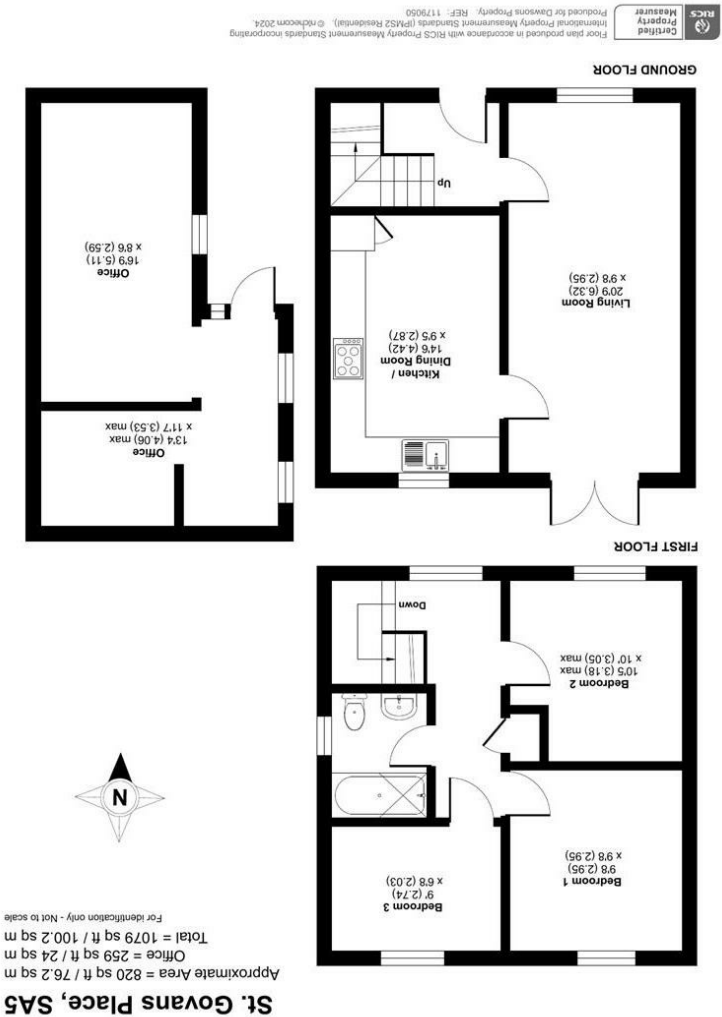
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

We are pleased to offer for sale this three bedroom semi-detached house located in the popular residential area of Waunarlwydd, offering easy access to the local primary school. This family home boasts a spacious dual aspect living room with patio doors leading out onto the rear garden and a fitted kitchen/dining room on the ground floor. To the first floor are two double bedrooms, one single bedroom and a newly fitted bathroom. Externally, there is driveway parking for up to three vehicles and an enclosed rear garden housing two home office spaces. Nestled in a peaceful cul de sac with parks and green spaces nearby. Viewing recommended. EPC - B Council Tax Band - C Tenure - Freehold

FULL DESCRIPTION

Ground Floor

Entrance Hallway

Living Room
20'9" x 9'8" (6.32m x 2.95m)

Kitchen/Dining Room
14'6" x 9'5" (4.42m x 2.87m)

First Floor

Landing

Bedroom One
9'8" x 9'8" (2.95 x 2.95)

Bedroom Two
10'5" max x 10'0" max (3.18 max x 3.05 max)



Bedroom Three
9'0" x 6'8" (2.74m x 2.03m)

Bathroom

Externally

Front

Rear

Office
16'9" x 8'6" (5.11m x 2.59m)

Office
13'3" max x 11'6" max (4.06 max x 3.53 max)

Services

Mains electricity. Current supplier - Utility Warehouse, plus energy from the solar panels Heating and hot water. Mains gas. Current supplier - Utility Warehouse Mains water. Metered Mains drainage and sewerage Broadband. Current supplier - Utility Warehouse Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - 02 You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

Additional Information

Documentation regarding the leased solar panels is available at our office. Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and ceiling. We recommend that you conduct your own checks.

