

JP/RO/70507/070619

DESCRIPTION

A period detached property built in 1904 plus detached double garage.

The property once was a bungalow but a first floor was created some forty years ago to make the property into a four bedroom dwelling.

The accommodation has two reception rooms, one bedroom and bath/shower room, plus kitchen and rear porch on the ground floor, whilst to the first floor are a further three bedrooms and a cloakroom.

The property maintains many original features, such as , internal old pine doors and picture rails and now with the added advantage of double glazing and gas central heating plus multi fuel burner. Located in the area of Dunvant where facilities, shops and Schools can be found plus a shopping precinct in the village of Killay.

Externally there is a mature and well stocked rear garden plus vegetable plot, seating areas, sheds and double detached garage with utility area.

A delightful view can be enjoyed to the side of the property.

Viewings a must to appreciate overall size.

ENTRANCE PORCH

4'5 x 3'9 (1.35m x 1.14m)
Coving, dado rail, door to:

HALLWAY

13'5 x 3'9 min (4.09m x 1.14m min)
Coving, doors to:

SITTING ROOM

11'8 x 9'8 (3.56m x 2.95m)
Original fireplace which is open for a coal fire, built-in cupboard ,picture rail, window to front.

BEDROOM FOUR

11'8 x 9'8 (3.56m x 2.95m)
Window to front, picture rail, built-in wardrobe and cupboard.

BATH/SHOWER ROOM

11'5 x 8'2 (3.48m x 2.49m)
Heritage suite comprising Bath, mains shower, WC, wash hand basin, part tiled walls, tiled flooring, coving, frosted window to side, built-in cupboard.

LOUNGE/DINING ROOM

15'9 x 15'5 (4.80m x 4.70m)
Window to side and rear, spiral staircase to first floor, built in cupboard housing Viallant boiler (supplying domestic hot water and gas central heating) (brick breast wall with multi-fuel burner, archway to:

KITCHEN/BREAKFAST ROOM

11'6 x 8'9 (3.51m x 2.67m)
Wall and base units with roll top work surfaces over, five ring gas hob, two built-in ovens, part tiled walls, coving tiled marble flooring, patio doors to rear overlooking garden.

REAR PORCH/UTILITY

6'9 x 5'7 (2.06m x 1.70m)
Plumbing for washing machine, textured sloped ceiling with windows on all sides, door to garden.

FIRST FLOOR LANDING

12'6 x 5'9 (3.81m x 1.75m)
Range of shelving, window to side and loft access.

BEDROOM ONE

18'5 x 9'4 (5.61m x 2.84m)
Half saddle ceiling being textured, eaves storage, built-in wardrobe, window to front and side, attic hatch.

BEDROOM TWO

10'3 x 9'8 (3.12m x 2.95m)
Half saddle ceiling, window to rear exposed floorboards and eaves storage space.

BEDROOM THREE

8'0 x 7'5 (2.44m x 2.26m)
Textured ceiling, eaves storage and window to side.

CLOAKROOM

8'2 x 2'9 (2.49m x 0.84m)
Half saddle ceiling, plenty of storage, WC, wall mounted wash hand basin.

DOUBLE DETACHED GARAGE

15'8 x 15'7 (4.78m x 4.75m)
Two up and over doors, power and lighting connected, tap and window to side.

UTILITY AREA (IN GARAGE)

15'8 x 5'5 (4.78m x 1.65m)
Stainless steel sink with drainer, window to side and rear and side door.

EXTERNALLY

To the front is a small shingled garden with a driveway leading to the double detached garage and parking area for 3-4 vehicles. The rear garden is tiered and mainly laid to lawn with a lot of mature and well stocked plants/shrubs. There is also an Lower level store shed and wood store. Paved terrace.

SERVICES

Mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay Office proceed to the mini roundabout then taking the first turning left onto Goetre Fawr Road which then becomes Dunvant Road and continue over Dunvant Bridge. At the next mini roundabout proceed straight ahead up the hill onto Killan Road where the property can be found on the right hand side.