



## Killan Road, offers over £200,000

- Council Tax Band C
- Off Road Parking
- Close To Amenities
- Recently Refurbished Kitchen And Shower Room
- 2 Reception Rooms
- EPC Rating: C



 3  1  2



## About the property

An ideal first time or investment opportunity offered for sale. Located in Dунvant, a sought after area and within close proximity to local shops, public transport links, shops and schools. The accommodation briefly comprises; entrance hall, 2 reception rooms, kitchen, utility space and toilet to the ground floor. To the first floor there are 3 bedrooms and a shower room. To the outside there is an enclosed frontage and fully enclosed rear garden. This ideal family home further benefits; gas central heating, off road parking and a recent refurbished kitchen and bathroom. Please call Peter Alan Swansea to arrange a viewing on 01792 641481 or book 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

door to front to enter, laminate flooring and door to;

#### Dining Room

11' max x 10' 2" max ( 3.35m max x 3.10m max )

window to front, laminate flooring and opening to;

#### Lounge

13' 3" max x 13' 1" max ( 4.04m max x 3.99m max )

laminate flooring, feature fire place, double door to kitchen, door to storage, stair case with fitted carpet and 2 double doors to storage.



## Kitchen

13' 3" max x 9' 9" max ( 4.04m max x 2.97m max )

door to side, double doors to rear, window to rear, laminate flooring, fitted with matching eye and base units with work top over, inset sink with mixer tap, integrated oven, hob and hood, space for fridge freezer, integrated dish washer, door to toilet and door to utility space.

## Utility Space

5' x 2' 4" ( 1.52m x 0.71m )

laminate flooring and space for washing machine.

## Toilet

window to side, tile flooring, part tile walls, wash hand basin with mixer tap and w.c.

## First Floor

## Landing

fitted carpet, doors to 3 bedrooms and door to shower room.

## Bedroom 1

13' 5" max x 9' 9" max ( 4.09m max x 2.97m max )

window to rear and fitted carpet.

## Bedroom 2

15' 6" max x 7' 6" max ( 4.72m max x 2.29m max )

## Bedroom 3

12' 2" x 6' 4" ( 3.71m x 1.93m )

window to front, fitted carpet and loft access.

## Shower Room

laminate flooring, tile walls, shower unit, wash hand basin with mixer tap and w.c.

## Outside

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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