

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









About the property

An ideal first time or investment opportunity offered for sale. Located in Dunvant, 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 ad 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

swansea@peteralan.co.uk

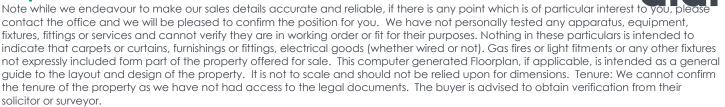


Floorplan



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.

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