



44 Beaufort Drive, Kittle, Swansea, City & County Of Swansea, SA3 3LD

£309,950

Welcome to the charm of 44 Beaufort Drive, a delightful three-bedroom semi-detached property nestled in the tranquility of a quiet cul-de-sac. This residence offers a perfect blend of comfort and convenience, boasting lovely countryside views to the rear that create a picturesque backdrop for your daily life.

As you approach the property, you'll appreciate the peaceful surroundings and the sense of community that comes with residing in a cul-de-sac. The absence of through traffic ensures a serene atmosphere, making Beaufort Drive an ideal retreat for those seeking a peaceful and secure home.

The living spaces are generously proportioned, offering both functionality and comfort. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a versatile space for entertaining family and friends.

One of the highlights of this property is the breathtaking countryside views visible from the rear of the home. Whether you're enjoying a morning coffee or unwinding after a long day, the scenic backdrop adds a touch of

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Door to the lounge. Door to the cloakroom. Door to the kitchen. Radiator.

Cloakroom

With a frosted double glazed window to the side. Low level w/c. Wash hand basin.

Lounge 13'2" x 14'8" (4.031 x 4.482)



With a double glazed window to the front. Radiator. Set of frosted glazed hardwood doors into the dining room.

Lounge



Dining Room 12'9" x 11'11" (3.899 x 3.657)



With a double glazed window to the rear. Door to the kitchen. Radiator.

Dining Room



Bathroom 6'3" x 5'8" (1.929 x 1.752)



Kitchen 11'0" x 9'7" (3.357 x 2.940)



With a frosted double glazed window to the side. Bathtub with shower over. Low level w/c. Wash hand basin. Radiator. Tiled floor. Part tiled walls.

Bedroom One 10'5" x 12'11" (3.198 x 3.954)



With a frosted double glazed PVC door to the side. Double glazed window to the rear. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven & grill under. Extractor hood over. Space for fridge/freezer. Plumbing for washing machine. Radiator.

With a double glazed window to the rear offering a pleasant countryside outlook. Radiator. Door to built in storage cupboard.

Kitchen

First Floor

Landing

With a double glazed window to the side offering a pleasant countryside outlook. Loft access. Door to the bathroom. Doors to bedrooms. Door to airing cupboard.

Bedroom One



Views



Views



Views



Bedroom Two 11'3" x 10'2" (3.454 x 3.103)



With a double glazed window to the front. Radiator.

Bedroom Two



Bedroom Three 8'4" x 8'0" (2.563 x 2.449)



With a double glazed window to the front. Radiator.

External

Front



You have driveway parking for two to three vehicles leading to the garage. Lawned garden. Access to the rear garden.

Front Aspect

Aerial Aspect

Aerial Aspect

Rear

You have a patio area which in turn leads to a lawned area offering a pleasant countryside outlook. Door to the garage.

Rear Garden



Rear Garden



Rear Garden

Rear Garden

Rear Garden

Rear Aspect

Garage

With 'up & over' door. Power and light.

Services

Mains electric. Mains sewerage. Mains water. Broadband type - Ultra fast fibre. Mobile phone coverage available with EE, O2 & Vodafone.

Agents Note

In accordance with The Consumer Protection from Unfair Trading Regulations, we are required to advise potential buyers that an unnatural death has occurred at the property. Please ask one of the team if you require further information.

Under section 21 of the Estate Agents act 1979 (declaration of interest) we have a duty to inform the potential purchaser of this property that the vendor is an employee of Astleys.

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

Floor Plan



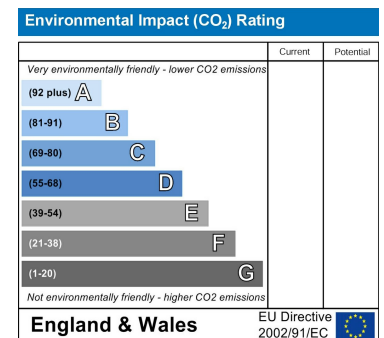
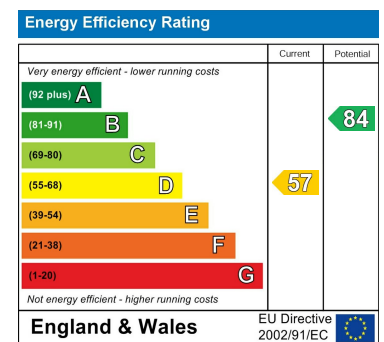
Total area: approx. 92.3 sq. metres (993.7 sq. feet)

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Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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