



## Wimmerfield Avenue, Killay Swansea offers over £165,000

- Two Bedroom First Floor Flat
- Council Tax: D/ EPC: C
- Ground Rent £6.74 PER ANNUM! No Service Charge. 999 Year Lease from 1955
- Beautiful Bay Windows to Lounge and



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## About the property

Located in the highly desirable and affluent area of Killay, this well-presented two-bedroom first floor apartment on Wimmerfield Avenue offers a fantastic opportunity for first-time buyers or those looking to downsize to a peaceful yet well-connected location.

The property boasts a bright and spacious front reception room, enhanced by stunning bay windows that fill the space with natural light. The main bedroom also benefits from attractive bay windows, creating a characterful and airy feel. A second bedroom provides further flexibility for guests, home working or additional storage

A generously sized kitchen offers ample workspace and has the potential to incorporate a dining area, making it a sociable and practical hub of the home. The bathroom has been thoughtfully adapted for accessibility.

One of the standout features of this property is the ownership of beautifully maintained surrounding gardens, a rare find for an apartment, offering tranquil outdoor space to enjoy. In addition, the property benefits from a separate detached garage located en bloc, providing excellent additional storage.

## 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.

## Accommodation

### Lounge

16' 3" x 11' 9" ( 4.95m x 3.58m )

### Kitchen

14' x 11' 5" ( 4.27m x 3.48m )

### Bedroom 1

15' 1" x 10' 1" ( 4.60m x 3.07m )

### Bedroom 2

10' 6" x 10' ( 3.20m x 3.05m )

### Shower Room