

5 Beaufort Drive,
Kittle, Swansea, SA3
3LD



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£250,000

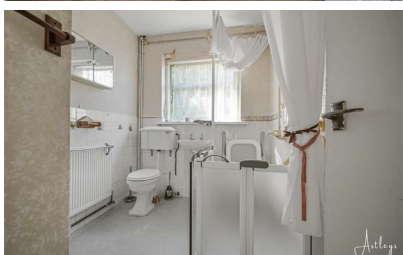


Set on the sought after Gower Peninsula, this detached bungalow enjoys a well placed position close to the coast and countryside, with the beaches of Caswell Bay and Langland Bay within easy reach. The village atmosphere of Kittle and nearby Mumbles provide a choice of cafés, shops and restaurants, while Swansea offers wider amenities and transport connections.

Offered with no onward chain, this three bedroom detached bungalow extends to approximately 941 sq ft and presents an excellent opportunity for those seeking a home to update and make their own. The accommodation comprises a porch, hallway, lounge, wet room, three bedrooms, kitchen and dining room.

Externally, the property benefits from a lawned front garden, side access and driveway parking for one vehicle leading to the garage. To the rear is a lawned garden enclosed by fencing.

Requiring updating throughout, the property offers considerable potential to create a comfortable and individual home in a desirable coastal setting.



Entrance

Via a hardwood door into the porch.

Porch

With a frosted glazed hardwood door into the hallway.

Hallway

Loft access. Door to airing cupboard. Doors to bedrooms. Door to shower room. Door to kitchen. Door to lounge. Radiator.

Lounge

14'9" x 12'0"

Sliding door to the rear garden. Two radiators.

Kitchen

11'0" x 12'1"

Door to the dining room. Glazed window to the rear. Frosted glazed door to the rear. Hardwood door to the rear. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink. Space for a freezer. Space for cooker. Radiator. Door to pantry.

Dining Room

10'5" x 8'1"

Glazed window to the rear and a radiator.

Bedroom One

10'0" x 11'11"

Set of glazed windows to the front. Radiator. Doors to built-in wardrobes.

Bedroom Two

9'3" x 12'0"

Glazed window to the front. Radiator. Door to built in wardrobe.

Bedroom Three

9'9" x 7'0"

Glazed window to the front. Radiator.



Wet Room

8'4" x 6'6"

frosted glazed window to the side. Walk-in shower. WC wash hand basin. Radiator. Door to airing cupboard.

External**Aerial Aspect****Front**

Lawned garden. Side access to the rear. Driveway parking for one vehicle leading to the garage.

Rear

Lawned garden bordered by fencing.

Services

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

Council Tax Band

Council Tax Band - E

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	84
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 87.5 sq. metres (941.8 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)