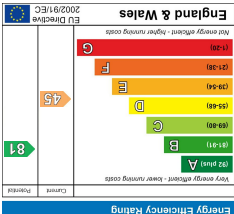


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

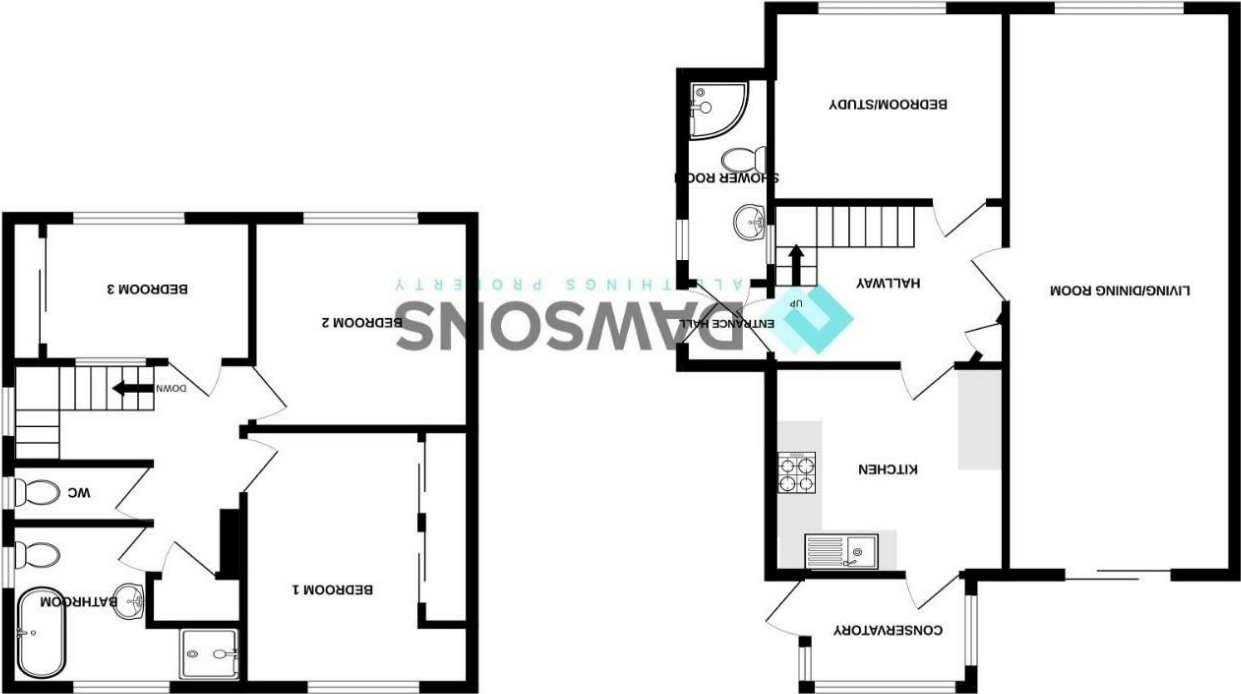
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EPC



AREA MAP



FLOOR PLAN



28 Beaufort Drive
Kittle, Swansea, SA3 3LD
Asking Price £325,000

3 2 2 E

GENERAL INFORMATION

Situated in a quiet cul-de-sac within the highly sought-after village of Kittle, this semi-detached dormer bungalow enjoys a convenient location just a short distance from local shops, beautiful beaches, scenic cliff-top walks and excellent public transport links. The property also benefits from falling within the desirable Bishopston Comprehensive School catchment area.

Offering spacious and versatile accommodation throughout, the property presents an excellent opportunity for purchasers seeking a home with scope to modernise and personalise to their own tastes and requirements.

Upon entering, a welcoming porch provides access to the shower room and leads into the entrance hallway, which features stairs to the first floor and doors to the principal reception rooms. The ground floor offers a spacious open-plan lounge flowing seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. There is also a fitted kitchen, a conservatory overlooking the rear garden, and a study which offers flexibility as a fourth bedroom if required.

To the first floor, there are three bedrooms together with a family bathroom and separate WC.

Externally, the property benefits from gated driveway parking to the front, along with side access leading to the rear. The enclosed rear garden is predominantly laid to lawn, providing a pleasant outdoor space, and is complemented by a useful storage shed.

This property offers an exciting opportunity to create a superb family home in a highly desirable village location, set within a peaceful cul-de-sac and providing easy access to the stunning Gower coastline and a wide range of local amenities.

FULL DESCRIPTION

Entrance Hall

Shower Room

Hallway

Kitchen
11' x 9'9 (3.35m x 2.97m)

Conservatory
7'9 x 5'3 (2.36m x 1.60m)

Living / Dining Room
26'6 x 10'8 (8.08m x 3.25m)

Bedroom / Study
11' x 9'1 (3.35m x 2.77m)

Stairs To First Floor

Landing



Bedroom 1
12'1 x 10'8 (3.68m x 3.25m)

Bedroom 2
10'3 x 9'10 (3.12m x 3.00m)

Bedroom 3
9'10 x 6'9 (3.00m x 2.06m)

Bathroom

Wc

Parking
Off road parking is available via the driveway to the front of the property.

Tenure
Freehold

Council Tax Band
E

EPC - E

Services
Mains gas, electric, water and drainage. There is a water meter. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

