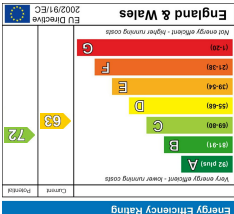
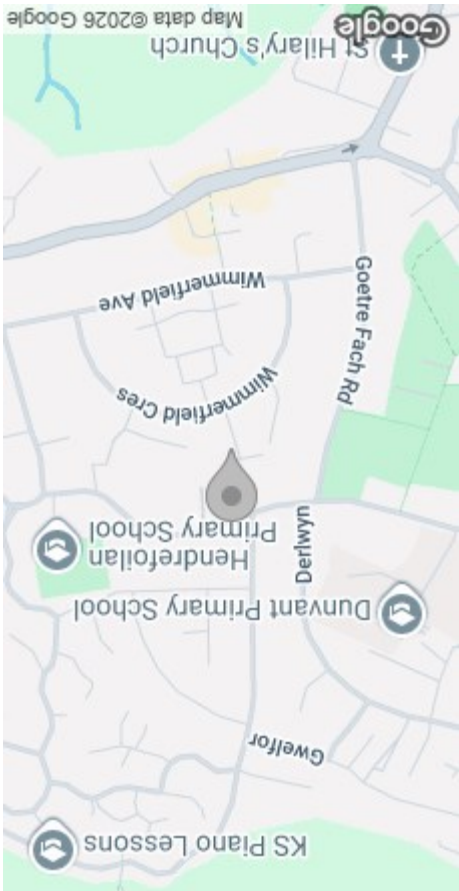


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



9 Wimmerfield Close

Killay, Swansea, SA2 7DE

Asking Price £320,000

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GENERAL INFORMATION

CHAIN FREE! Situated in Wimmerfield, within the highly sought-after area of Killay, this detached Property is set on a generous corner plot and offers spacious, versatile accommodation throughout.

The property briefly comprises an inviting hallway with ground floor bathroom, a large L-shaped lounge/dining room, conservatory, and fitted kitchen. To the first floor are three well-proportioned bedrooms and an additional bathroom.

Externally, the property benefits from a driveway providing off-road parking, a substantial garage, and laid-to-lawn garden to the side of the conservatory, complemented by mature shrubs and planting to the rest of the garden.

This attractive home offers excellent potential for families and buyers seeking a desirable residential location with generous outdoor space.

FULL DESCRIPTION

ENTRANCE HALLWAY

LIVING ROOM
15'8" x 11'9" (4.79 x 3.59)

DINING ROOM
10'5" x 9'8" (3.18 x 2.96)

KITCHEN
11'8" x 9'0" (3.58 x 2.76)

UTILITY

CONSERVATORY
13'3" x 11'10" (4.04 x 3.61)

BATHROOM

FIRST FLOOR

LANDING



BEDROOM 1
9'11" x 9'4" (3.04 x 2.85)

BEDROOM 2
11'10" x 9'10" (3.63 x 3.02)

BEDROOM 3
9'4" x 7'3" (2.87 x 2.21)

SHOWER ROOM

EXTERNAL

GARAGE

COUNCIL TAX BANDING
E

EPC RATING
D

TENURE
FREEHOLD

SERVICES
MAINS , gas, electric, water (metered).

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

