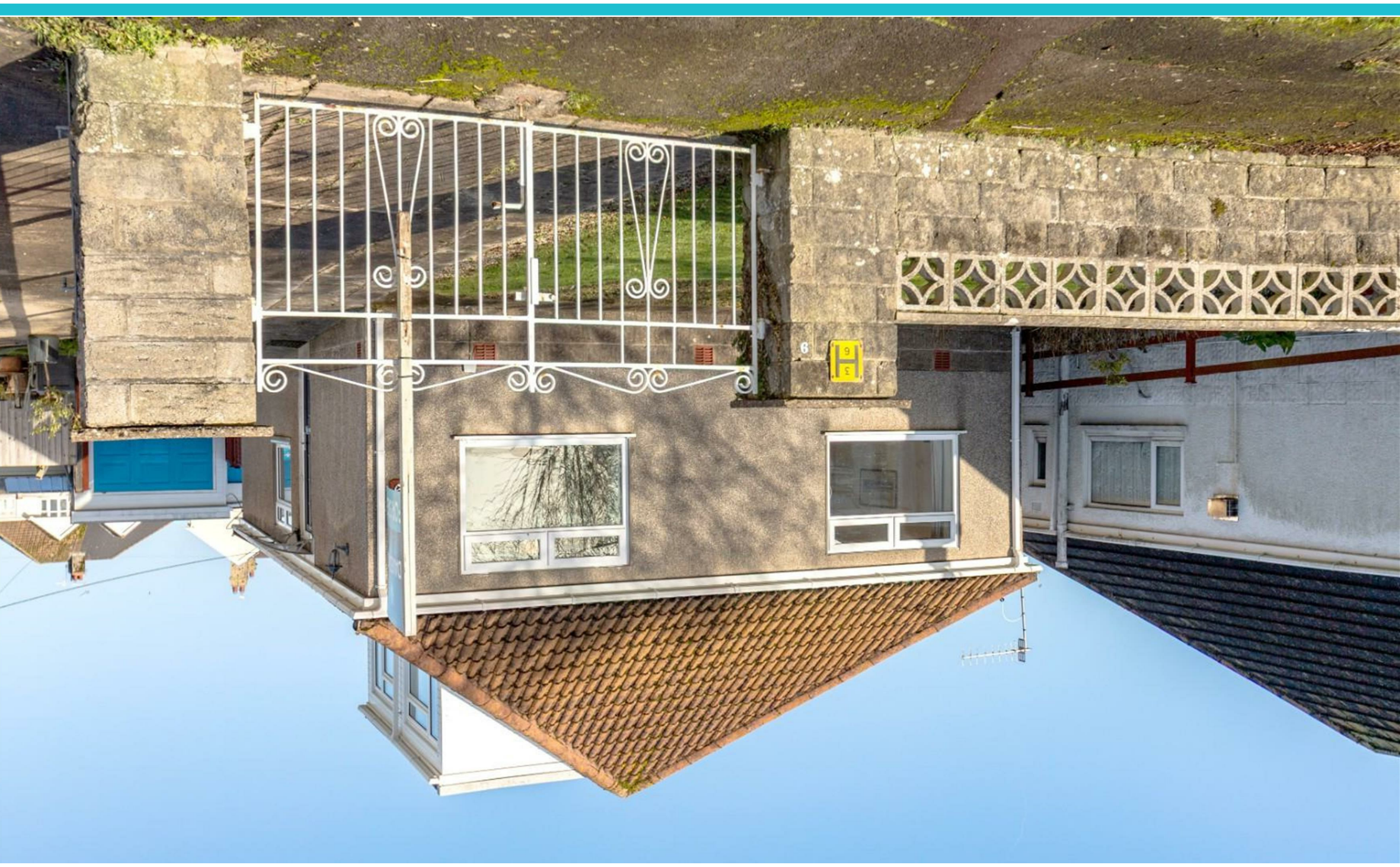
9 Belvedere Close

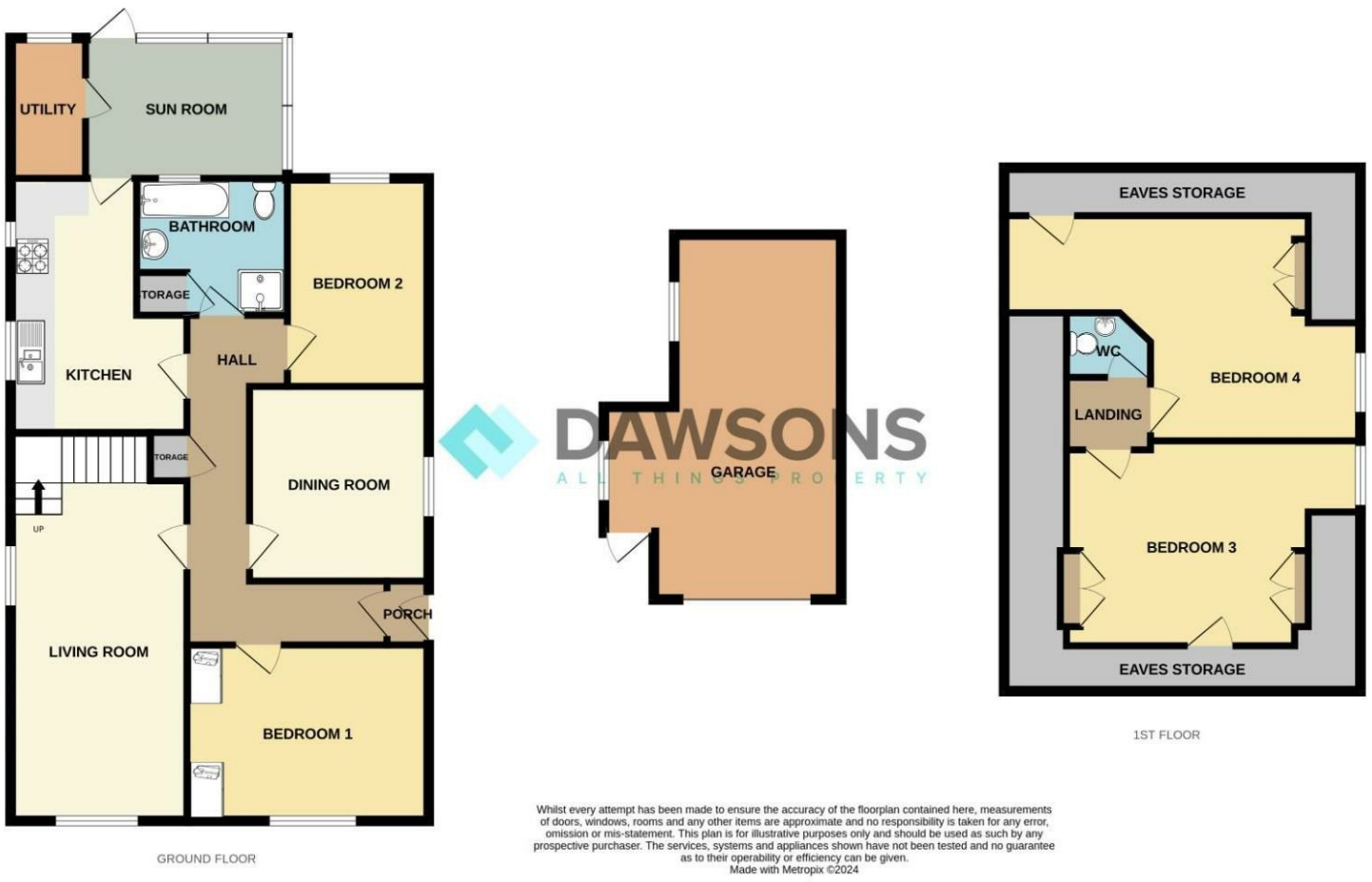
Kittle, Swansea, SA3 3LA

Offers Over £275,000

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FLOOR PLAN

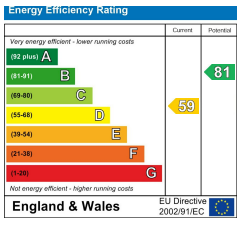


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC



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.

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GENERAL INFORMATION

Situated in the picturesque village of Kittle, this charming detached four bedroom dormer bungalow boasts a generous and adaptable living space. The ground floor features a cosy lounge, kitchen, dining room, bright sunroom, convenient utility room, a bathroom, and two bedrooms. Upstairs, you'll find two additional bedrooms and a handy WC. The property benefits from ample driveway parking, front and rear lawned gardens, and a detached garage. Ideally situated within walking distance of local amenities, this home is also located within the highly regarded Bishopston school catchment area and provides easy access to the stunning Gower Peninsula. Perfect for families and those seeking a peaceful yet well-connected location. This is a perfect opportunity for someone to acquire a lovely home which is now requiring updating, ideal for anyone who wants to put their own stamp on a house. EPC D



FULL DESCRIPTION

Entrance

Porch
4' x 3' (1.22m x 0.91m)

Hallway

Kitchen
14'02 x 9'11 max (4.32m x 3.02m max)

Sun Room
11'02 x 6'08 (3.40m x 2.03m)

Utility Room
6'08 x 4'04 (2.03m x 1.32m)

Dining Room
10' x 9'11 (3.05m x 3.02m)

Bathroom
8'04 x 6'11 (2.54m x 2.11m)













Bedroom1
13'06 x 10' (4.11m x 3.05m)

Bedroom 2
9'10 x 7'08 (3.00m x 2.34m)

Living Room
19'03 x 9'1 (5.87m x 2.77m)

Stairs To First Floor

Landing

Bedroom 3
12'7 max x 11' (3.84m max x 3.35m)

Bedroom 4
11'02 x 10'01 max/6' min (3.40m x 3.07m max/1.83m min)

WC
6'05 x 2'09 (1.96m x 0.84m)

Garage

Tenure
Freehold

Council Tax Band
F







Services
Mains drainage, electricity, gas and water.
The current seller does not have broadband connected. Please refer to Ofcom checker for further coverage information.
The current seller has advised there are no known problems with mobile coverage. Please refer to Ofcom checker for further information.

Additional Information
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. – We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.