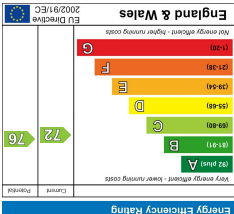
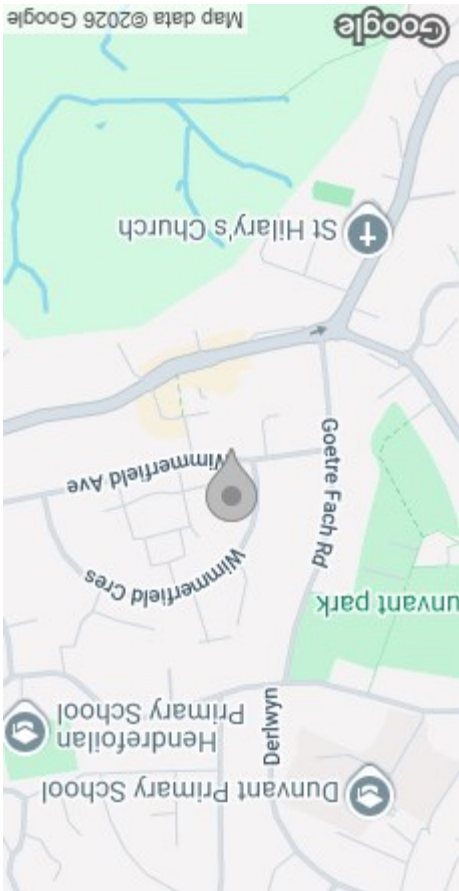


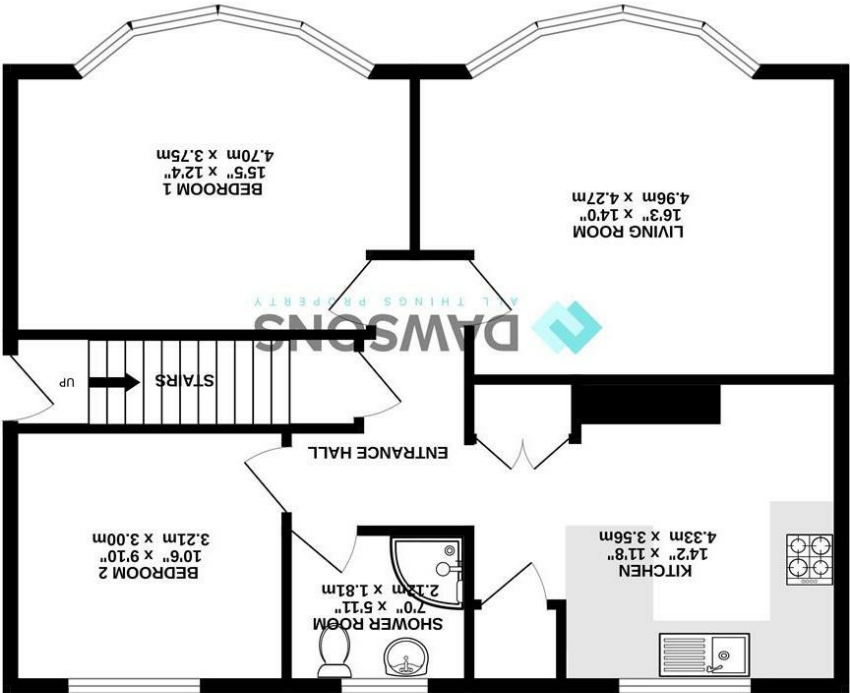
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1ST FLOOR FLAT
767 sq.ft. (71.2 sq.m.) approx.

FLOOR PLAN



85 Wimmerfield Avenue
Killay, SWANSEA, SA2 7DA
Best Offers Over £220,000



GENERAL INFORMATION

A beautifully presented two-bedroom first-floor apartment situated in the highly sought-after area of Wimmerfield Avenue, Killay.

The property has been fully modernised throughout to a high and stylish standard, offering a contemporary and comfortable home that is ready to move straight into. Ideally positioned within close proximity to the Killay Precinct, residents can enjoy a fantastic range of local amenities, shops, pubs, restaurants and everyday conveniences right on the doorstep.

The accommodation comprises a spacious living room, providing an excellent area for relaxing and entertaining, together with a good-sized modern kitchen featuring a useful breakfast bar area.

There are two well-proportioned bedrooms, complemented by a modern shower room.

This attractive apartment would make an ideal first-time purchase, investment opportunity or home for those looking to live in one of Killay's most popular and convenient locations.

FULL DESCRIPTION

ENTRANCE HALL

KITCHEN
14'2" x 11'8" (4.33m x 3.56m)

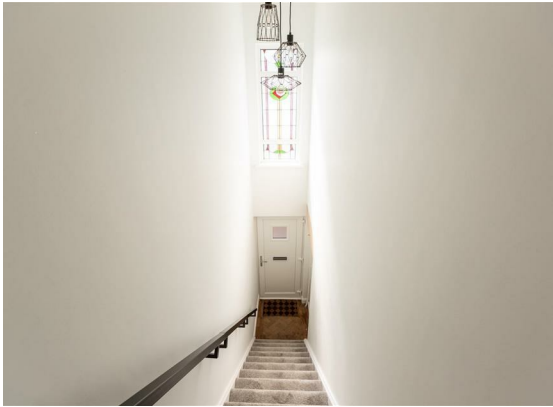
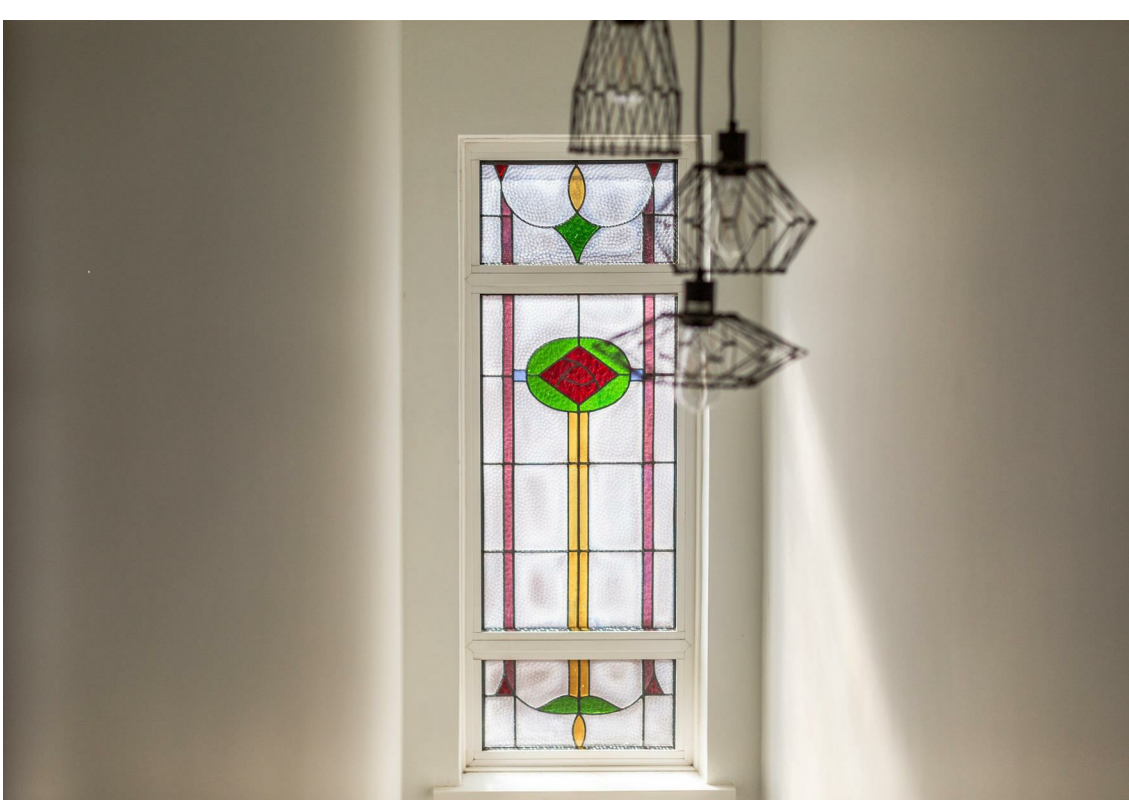
SHOWER ROOM
7'0 x 5'11 (2.13m x 1.80m)

LIVING ROOM
16'3" x 14'0" (4.96m x 4.27m)

BEDROOM 1
15'5" x 12'3" (4.70m x 3.75m)

BEDROOM 2
10'6" x 9'10" (3.21m x 3.00m)

EXTERNAL



SERVICES

Mains gas, electric, water (metered) & drainage
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

TENURE

LEASEHOLD - 999 YEARS FROM 29/9/1955
YEARS REMAINING - 928 YEARS
GROUND RENT: £13.50 PER ANNUM

COUNCIL TAX BANDING

D

EPC RATING

C

