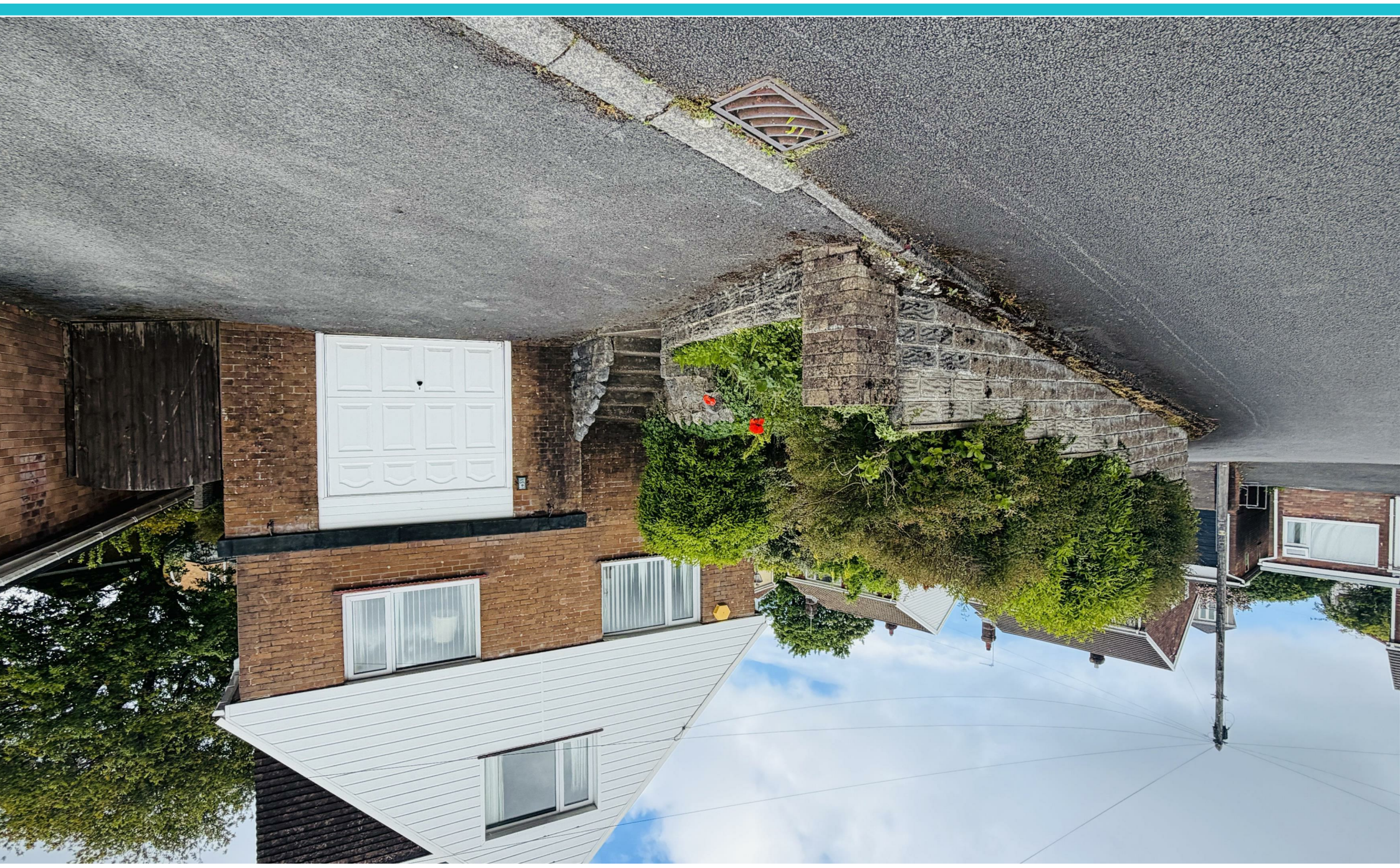
# 9 Wimmerfield Close

Killay, Swansea, SA2 7DE

**Offers Over £300,000**

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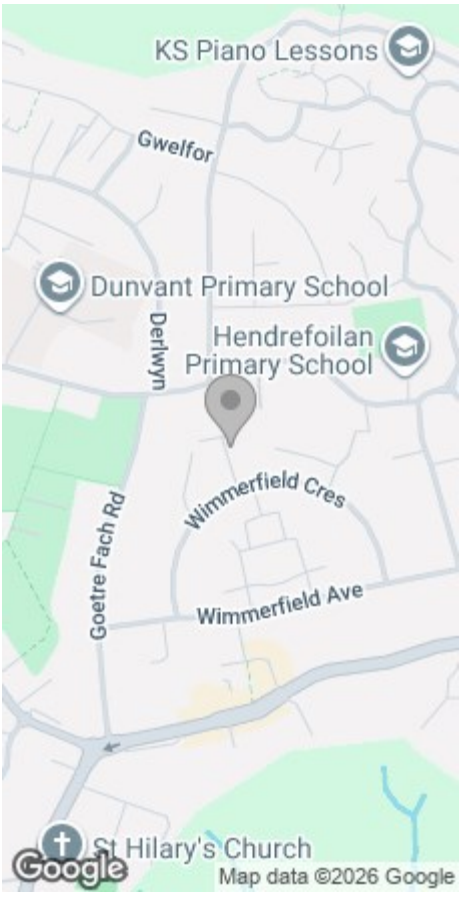


## FLOOR PLAN

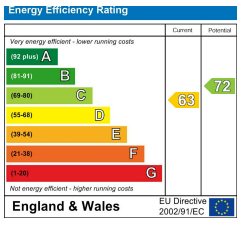



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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)

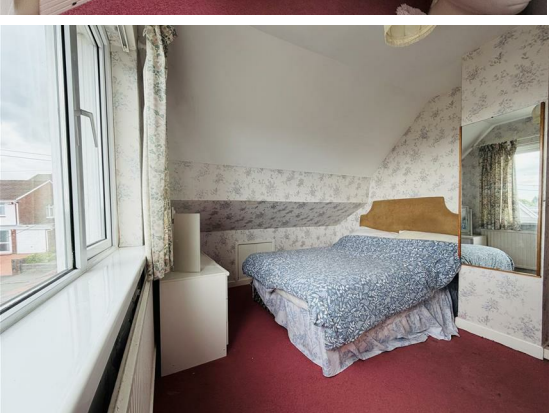
**SHOWER ROOM**

**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.