



Goetre Fawr Road, Killay, Swansea, SA2 7QT

Asking Price: £294,950

- Three Bedroom Detached Family Home Built Circa 1930
- Excellent Potential To Extend Or Further Develop (Subject To Planning)
- Generous Plot With Attractive Character Features
- Ideal For Families Investors Or Those Seeking A Renovation Project
- Larger Than Average Rear Garden



Entrance Hallway

1.76m x 1.14m (5' 9" x 3' 9")

Entered via front door to hallway, wood flooring, staircase giving access to the first floor, under stairs storage area, plate rack, coving, two leaded stain glass windows and doors to:-

Lounge

3.69m x 3.48m (12' 1" x 11' 5")

A good size light and airy room with feature marble tile fireplace and matching hearth, stripped pine floor boards, fitted wall lights and bow window to front aspect.

Dining Room

4.41m x 3.47m (14' 6" x 11' 5")

With fitted wall lights, plate rack, coving, feature marble tile fire place and matching hearth and window looking onto the rear garden.

Kitchen

2.76m x 2.21m (9' 1" x 7' 3")

Fitted with a range of matching base and wall units, single drainer sink unit, fitted shelves, under stairs walk in pantry, gas cooker point, space for fridge/freezer, windows to side and rear and door giving access to the rear garden.

First Floor Landing

2.60m x 1.17m (8' 6" x 3' 10")

With leaded stain glass window to side aspect, attic hatch and doors to:-

Master Bedroom

3.88m x 3.57m (12' 9" x 11' 9")

With picture rail, coving and window to front aspect.

Bedroom Two

3.80m x 3.54m (12' 6" x 11' 7")

With picture rail and window looking onto the rear garden.

Bedroom Three

2.22m x 2.06m (7' 3" x 6' 9")

With stripped pine floor boards and window to front aspect.

Family Bathroom

2.08m x 1.71m (6' 10" x 5' 7")

A three piece in white comprising cast iron bath, wash hand basin, low level WC, part tiled walls, built in airing cupboard space and frosted window to side aspect.

External

To the front of the property, a neat lawned garden creates an attractive first impression, complemented by a driveway providing off-road parking and access to a single detached garage.

The rear boasts a larger-than-average, level, and fully enclosed garden, offering an excellent space for families, entertaining, or simply relaxing outdoors. Predominantly laid to lawn, the garden also features a patio seating area, ideal for al fresco dining, along with an attractive selection of mature shrubs providing colour, privacy, and year-round interest.

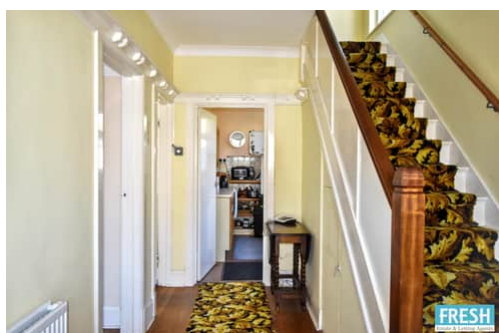
Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

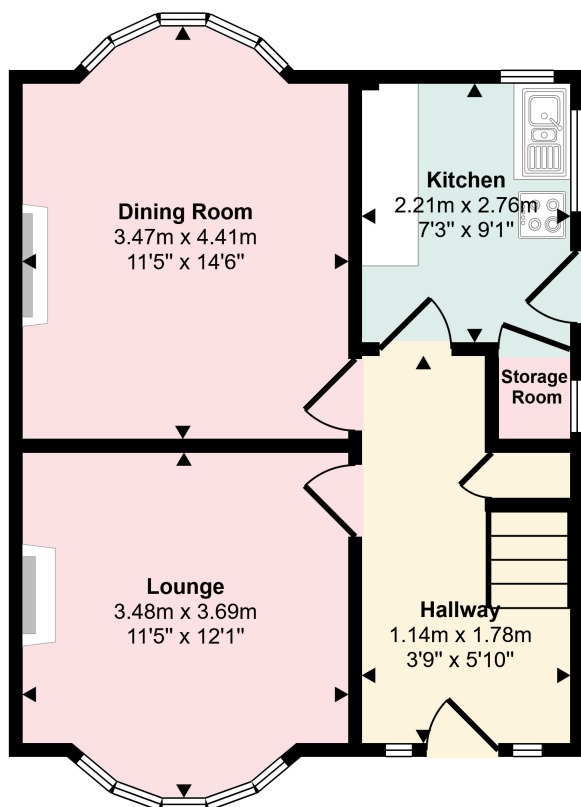
Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

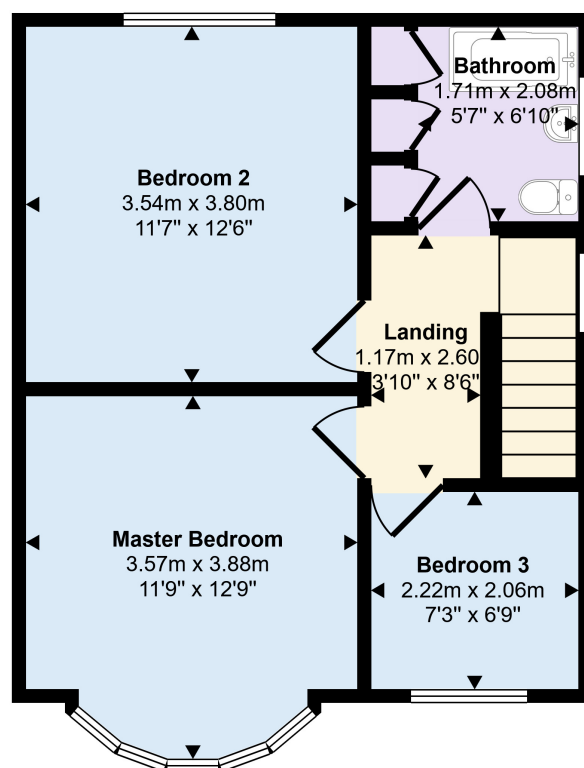
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.



Approx Gross Internal Area
86 sq m / 930 sq ft



Ground Floor
Approx 43 sq m / 465 sq ft



First Floor
Approx 43 sq m / 465 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	84
		EU Directive 2002/91/EC	

