



41 Wimmerfield Avenue, Killay, Swansea, SA2 7BT
Offers In The Region Of £275,000

DAWSONS WILL BE HOLDING VIEWINGS VIA APPOINTMENT ON SATURDAY 3RD NOVEMBER FROM 1.00PM UP TO 4PM. A wonderful semi detached traditional home that only needs to be seen. Set in a prime level location boasting a good size south facing garden and within easy walking distance to Killay Precinct and local schools. This property offers superb family orientated accommodation of great appeal and flexible living space. The accommodation comprises: Entrance Hallway which leads through to a stunning open plan Kitchen/Family Area/Conservatory, perfect for entertaining at home, double glass panelled doors leads through to the front facing bay windowed Lounge. Off the first floor landing there are 2 double bedrooms with the master having its own dedicated private en-suite shower room and fitted wardrobes. Smartly appointed family bathroom is also found on this level. From the landing a staircase leads up to an attic room which is utilised as a further bedroom and has its own en-suite cloakroom. Please note there is no building regulation for the attic room. Full uPVC double glazing and gas combi central heating. Driveway provides an excellent level of off road parking. To the rear of the property is a level south facing garden with bags of outdoor space.

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Ground Floor

Entrance Hallway

The property is accessed via a uPVC double glazed entrance door with obscure glass panels, plain plastered ceiling with spotlights, radiator with decorative cover, laminate flooring which flows through to the whole of the ground floor. Carpeted staircase to the left leads up to the first floor landing, two useful under-stairs storage cupboard, one cupboard houses a Baxi gas central heating combination boiler and has space for condensing tumble dryer (if required). The other cupboard has plumbing for a washing machine and also a uPVC double glazed obscure window to the rear. Door right leads in to the:

Open Plan Kitchen/Family Area/Conservatory

Kitchen Family Area L-shape 5.89m max x 3.96m (19'4" max x 13'0")

THE KITCHEN is fitted with a vast arrangement of matching cream wall and base units, together with pull-out drawers and complementary granite work surfaces over, which continue into a breakfast bar. Inset induction Lamona hob with granite splash-back and chrome chimney style extractor fan above and pull out pan cupboards below, set-in Lamona eye-level electric double oven, inset 1½ bowl sink unit with granite drainer and swan neck mixer tap, integrated dishwasher and fridge-freezer, plain plastered ceiling with spotlights, laminate flooring. FAMILY AREA - Feature fireplace with multi-fuel stove and wooden beam over, alcoves to either side, with soft lighting. Plain plastered ceiling, spot-lights, laminate flooring, glass panelled double doors to the front lead through to the family lounge and rear conservatory.

Conservatory 5.28m x 4.11 m (17'4" x 13'6" m)

Of part uPVC and brick construction with vaulted glass roof, radiator, laminate flooring, uPVC double glazed French doors lead out to the rear garden.

Lounge 3.94m x 3.76m into alcove (12'11" x 12'4" into alcove)

UPVC double glazed bay window to the front, plain plastered ceiling, feature focal fireplace with alcove either side, radiator, laminate flooring.

First Floor

Landing

Eye-catching stained glass window to the side, plain plastered ceiling, spindled banister, carpeted dog-legged staircase leads up the attic room, which has double glazed Velux window to the side and fitted carpet.

Family Bathroom 2.49m x 2.26m (8'2" x 7'5")

Suite comprising close coupled WC with dual flush, circular bowl wash-hand basin set on unit with work top space and cupboards below, panelled bath with shower attachment, plain plastered ceiling and spotlights, part tiled walls, chrome ladder style towel warmer, tiled floor, uPVC double glazed obscure window to the front.

Bedroom 1 4.01m x 2.74m (13'2" x 9'0")

UPVC double glazed window to the rear, with local views, plain plastered ceiling, wall-to-wall, floor-to-ceiling fitted wardrobes with mirror sliding doors. Radiator with decorative cover, laminate flooring. Door to left leads into en-suite shower room.

En-suite Shower Room

Wash-hand basin set on a vanity unit with toiletry cupboards below, step-in tiled shower enclosure with slide open door, plain plastered ceiling with spotlights, chrome ladder style towel warmer, tiled floor, uPVC double glazed obscure window to the rear.

Bedroom 2 4.39m into bay x 3.43 m max (14'5" into bay x 11'3" mmax)

UPVC double glazed bay window to the front with window seat, plain plastered ceiling, radiator with decorative cover, laminate flooring, two alcoves.

Attic Room 5.41m max x 3.07 plus additional area (17'9" max x 10'1" plus additional area)

(Utilised as an additional bedroom but does not have any building regulations.) Plain plastered saddled style ceiling with spotlights and beams, two Velux windows to the rear, with partial views of Swansea Bay, two radiators, two eaves storage cupboards, laminate flooring, door to:

En-suite Cloakroom

Close coupled WC with dual flush, wash-hand basin set on unit with toiletry cupboards below, fitted cupboard with work top space over, vaulted plain plastered ceiling, spotlight, chrome ladder style towel warmer, laminate flooring, Velux window to the side.

External

FRONT

Ample driveway providing an excellent level of off road parking with skirted flower borders. Gated pedestrian access to the rear..

REAR

Fully enclosed level south facing garden with patio areas, ample lawn space for children's play equipment. Wooden shed and additional large shed/work shop benefitting from have both power and light.

TENURE: Freehold

COUNCIL TAX:

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

