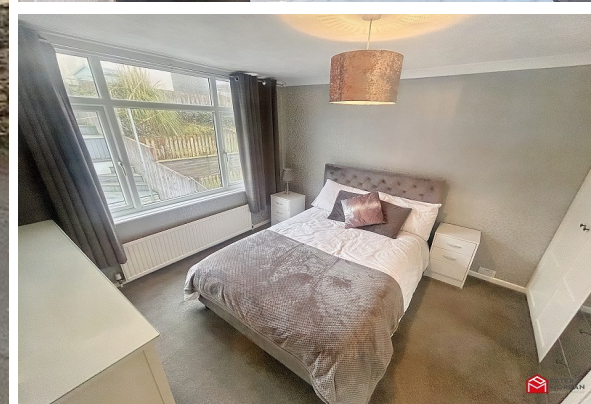


THE GUILD  
PROPERTY  
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2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



33 Woodcote, Killay, Swansea, City And County of Swansea. SA2 7AZ



**£230,000**

## Main Features

- Semi Detached Property
- Sought After Location
- Excellent Transport Links
- Freehold
- EPC - D
- Off Road Parking
- Tiered Rear Garden
- Close To Swansea City Centre
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

This well presented, three bedroomed property, set in the sought after area of Killay. Offering a lounge and kitchen diner benefitting from under floor heating to the ground floor and three bedrooms and family bathroom to the first floor, also having off road parking to the front and a tiered rear garden boasting fantastic views.

Killay is a friendly village located above sea level, within a short drive to Mumbles Pier, Swansea City Centre, Singleton Hospital and many other local amenities. Also having excellent transport links.

Please check our new and improved website for more information!

## GROUND FLOOR

### Entrance Hall

Door to the lounge.

### Lounge

uPVC double glazed window to the front aspect, carpeted flooring and a feature fireplace with log burner.  
Through to;

## Kitchen/Diner

Appointed with a range of high gloss wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed windows to the rear aspect, a space for a fridge freezer, integrated oven and hob, space for a fridge freezer, radiator, tiled effect flooring and a uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring and radiator.

### Bedroom Three

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

### Bathroom Two

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

### Bedroom One

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

### Bathroom

Comprising of a low level WC, pedestal wash hand basin with mixer tap and a bath with shower over and glass panel. uPVC double glazed Frosted window to the rear aspect, tile effect flooring and a heated chrome towel rail.

## EXTERNALLY

### Garden

A tiered enclosed rear garden with mature shrubs and patio areas.

## **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## **Viewings**

Strictly By Appointment Only

## **Utilities**

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** D

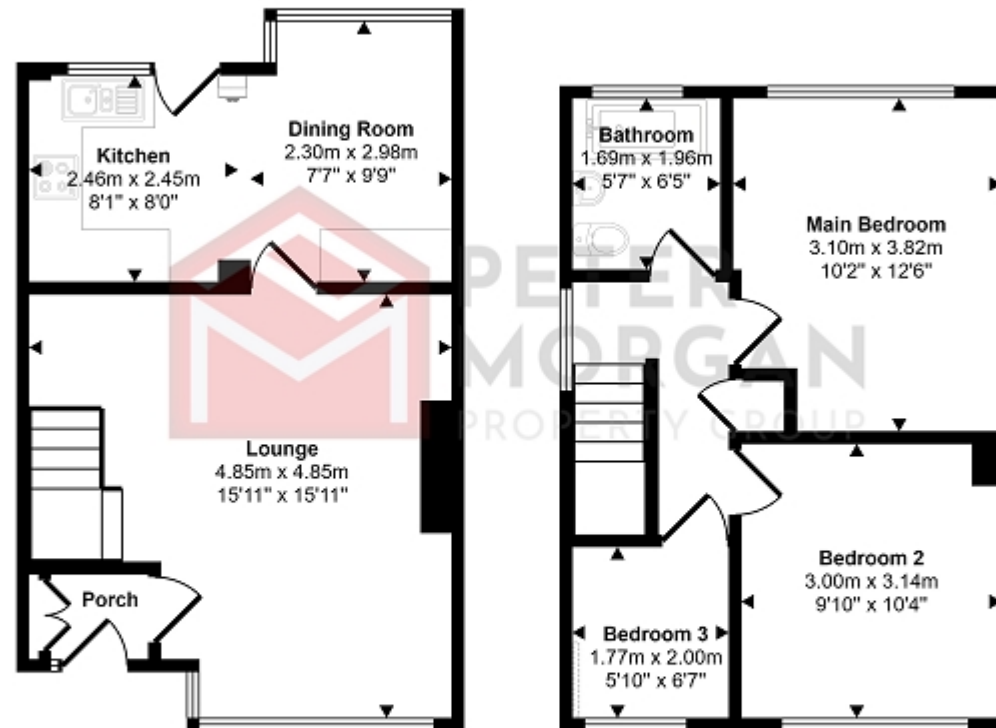
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
71 sq m / 767 sq ft




Ground Floor  
Approx 36 sq m / 389 sq ft

First Floor  
Approx 35 sq m / 378 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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