

## EPC



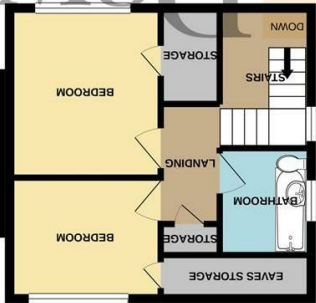
## AREA MAP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Dawsons

all things property



1ST FLOOR

2ND FLOOR



GROUND FLOOR

## FLOOR PLAN



4 Ash Grove  
Killay, Swansea, SA2 7QY  
£179,995

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Dawsons

all things property

GENERAL INFORMATION

A very well presented 2 bedroom bungalow set in the very popular area of Killay. Ideally situated for access to local shops and the precinct at Killay. The property comprises: Porch, hallway, lounge, dining room, kitchen, conservatory, two double bedrooms and family bathroom. Gas central heating and double glazed throughout. Front and rear gardens with driveway parking. Early viewing essential as quick sale anticipated. EPC-C

FULL DESCRIPTION

Ground Floor

Entrance Porch

The property is entered via a double glazed door. Double glazed windows to the front and side. Further double glazed internal door and window leading into:

Hallway

Double glazed window to the side. Radiator. Stairs leading up to the first floor landing. Door into:

Lounge

13'1" x 9'10" (4.0 x 3.0)

Floor to ceiling double glazed windows to the front. Two radiators. Opening through to:

Dining Room

9'10" x 9'6" (3.0 x 2.9)

Double glazed window to the rear. Radiator. Door into:



Kitchen

10'2" x 9'2" (3.1 x 2.8)

Well fitted with a range of wall and base units. Stainless steel sink with drainer and mixer tap. Plumbed for a washing machine. Space for an oven with stainless steel extractor hood above. Space for a fridge freezer. Door to pantry. Radiator. Double glazed window to the side. Doorway open to:

Conservatory

17'4" x 8'10" (5.3 x 2.7)

uPVC built structure with double glazed door to rear leading out onto the rear garden. Double glazed door to the side leading to a lock up space with secure storage shed. The conservatory is a generous sized space creating a good sized second reception room.

First Floor

Landing

Access hatch to attic in ceiling. Double doors into airing cupboard. Doors into the two bedrooms and the bathroom.

Bedroom One

10'5" x 10'2" (3.2 x 3.1)

Double glazed window to the front with open aspect view. Radiator. Door to built in storage cupboard.

Bedroom Two

10'2" x 7'6" (3.1 x 2.3)

Double glazed window to the rear. Radiator. Low level door to generous storage in the eaves.

Bathroom

Double glazed window to side. Chrome towel ladder. Close coupled W.C. Wash hand basin set upon a small storage unit. Panelled bath with shower over and glass side screen. Attractively tiled floor to ceiling.

Externally

Front

Area is laid to lawn with surround borders housing plants and shrubs. Driveway to the side of the property offering parking for several vehicles. Steps leading to entrance door/porch. Double gates giving access to lock up area.

Rear

Good sized decked seating area. Rest of garden laid to lawn with potting shed to the front. Boundaries defined by fencing, walls and hedging.

