



## 11 St. David Drive, Killay, Swansea, SA2 7EN

**£162,500**

A three bedroom semi detached dormer style property in need of some updating, so a lovely opportunity to design your perfect home.

The accommodation comprises to the ground floor; porch, lounge, dining room, kitchen and utility room. To the first floor are three bedrooms and bathroom.

Externally the property offers front lawn and driveway leading to the carport. To the rear is a tiered garden with patio and lawned areas, greenhouse and shed.



## The Accommodation Comprises

### Ground Floor

#### Entrance

Via frosted double glazed panelled uPVC door.

#### Porch

Door to lounge.

#### Lounge 16'6" x 16'2" (5.02m x 4.92m)



Double glazed bay window to front, radiator, opening to dining room and stairs to first floor.

#### Dining Room 11'0" x 7'10" (3.35m x 2.38m)



Double glazed window to rear, radiator, sliding door to kitchen.

#### Kitchen 11'0" x 8'0" (3.35m x 2.44m)



Double glazed window to rear, fitted with a range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Part tiled walls, door to utility room.

#### Utility Room 6'4" x 8'0" (1.93m x 2.44m)



uPVC construction, double glazed windows, plumbing for washing machine. Door to rear garden.

### First Floor

#### Landing

Double glazed window to side, doors to all three bedrooms and bathroom.

#### Bedroom 1 12'4" x 9'10" (3.76m x 3.00m)



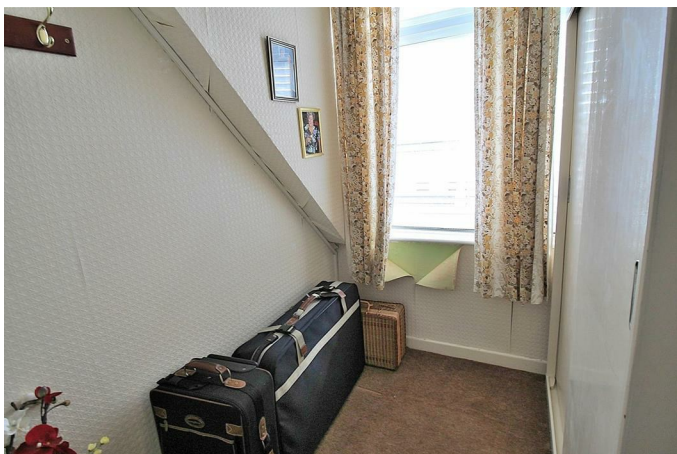
Double glazed window to rear, fitted wardrobes with sliding doors, radiator.

**Bedroom 2 11'2" x 9'10" (3.41m x 3.00m)**



Double glazed window to front, fitted wardrobes with sliding doors, radiator.

**Bedroom 3 5'11" x 6'0" (1.80m x 1.82m)**



Double glazed window to front, fitted wardrobes.

**Bathroom**



A three piece suite comprising deep walk in bath, wash hand basin and w/c. Double glazed window to the rear, tiled walls.

**External**

**Front Garden**



Lawn with hedge borders, driveway leading to car port.

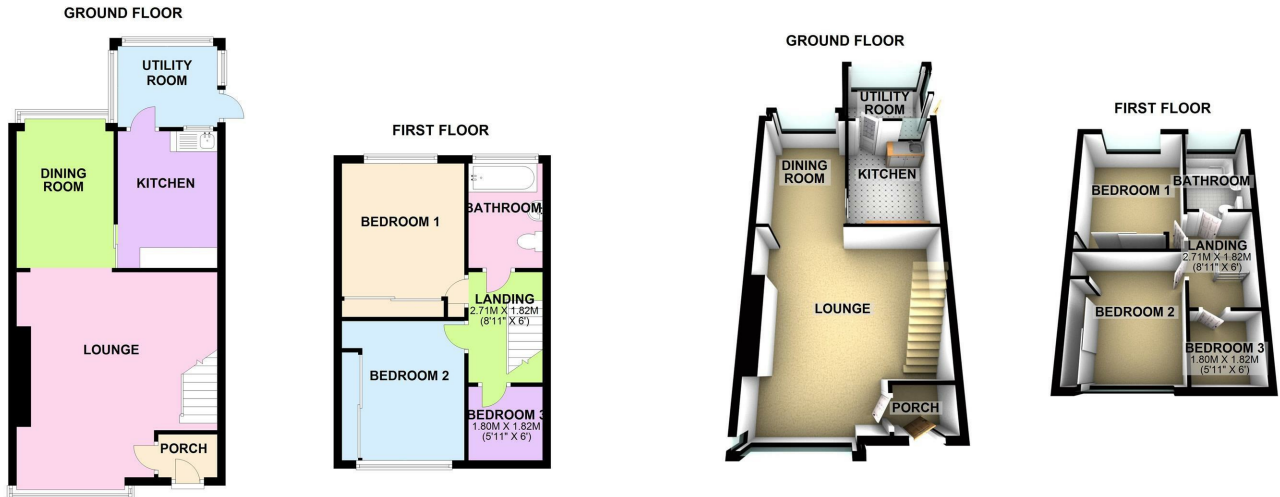
**Rear Garden**





Tiered garden with lawn and patio areas, shed and greenhouse.

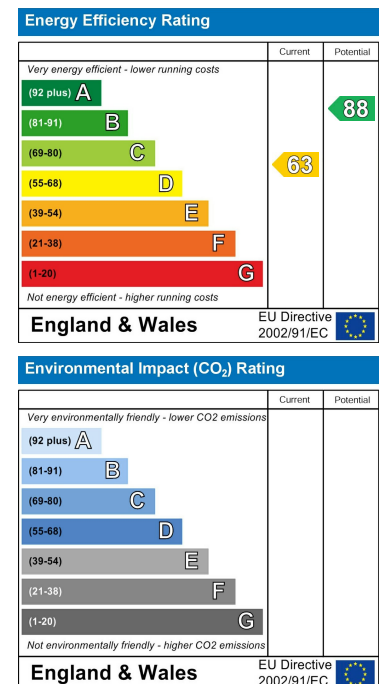
# Floor Plan



# Area Map



# Energy Efficiency Graph



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