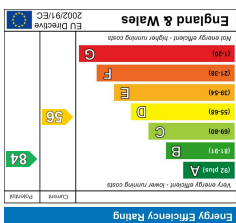


or warranty in respect of the property.

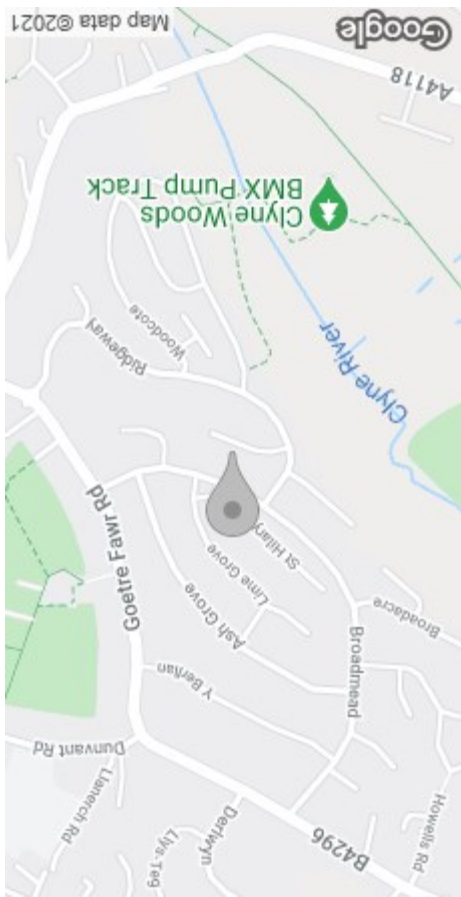
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EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



15 St David Drive
Killay, Swansea, SA2 7EN
£167,500



Dawsons

all things property

GENERAL INFORMATION

A fantastic opportunity to purchase a three bed semi detached dormer style property in the popular location of Killay. Ideally set to take advantage of local amenities parks and popular schools, the property itself comprises entrance porch, living room, kitchen/diner three bedrooms and a modern bathroom plus front and rear gardens with driveway parking. Saint David's Drive is located within easy walking distance to a children's play area and the cycle track which takes you to either Gowerton or Blackpill Lido and the seafront. Ideal for first-time buyers or buy to let purchasers EPC-D

FULL DESCRIPTION

Ground Floor

Storm Porch

The property is entered via a uPVC double glazed glass panel door with glazed side panel. Built-in storage cupboard. Door into:

Lounge

16'4" x 11'9" (5.0 x 3.6)

UPVC double glazed window to the front. Feature wall mounted fireplace with wooden mantle and marble hearth housing an electric fire. Stairs leading up to the first floor landing with built in storage cupboard below. Wood effect flooring.



Kitchen/Diner

16'1" x 11'8" (4.92 x 3.58)

Fitted with a range of wall, base and drawer units with complementary work surface incorporating one and a half bowl sink unit with drainer and mixer tap. Space for a cooker and fridge freezer. Space for a dining table and chairs. Part tiled walls. Wood effect flooring. Floor to ceiling window overlooking the rear garden. UPVC double glazed door leading out onto the rear garden.

First Floor

Landing

UPVC double glazed window to the side, Loft access hatch. Door into airing cupboard.

Bedroom One

11'1" x 10'2" (3.38 x 3.11)

UPVC double glazed window to the front with countryside views. Radiator.

Bedroom Two

12'9" x 7'5" (3.89 x 2.28)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

7'4" x 6'0" (2.24 x 1.83)

UPVC double glazed window to the front with countryside views. Radiator.

Bathroom

7'1" x 6'0" (2.16 x 1.83)

A modern, newly fitted bathroom with a three piece suite comprising panelled bath with shower over, low level WC and wash hand basin set into a vanity unit. Radiator. Part panelled walls. Wood effect flooring. UPVC double glazed obscure glass window to the rear.

Externally

Front

A garden laid to lawn with mature trees and shrubs and a driveway providing off road parking leading to a carport.

Rear

A tiered garden with a newly laid good sized enclosed patio and steps up to areas laid to lawn bordered with mature shrubs.

