



EPC

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AREA MAP



FLOOR PLAN



**30 Landor Avenue**  
 Killay, Swansea, SA2 7BP  
**£289,950**



## GENERAL INFORMATION

A delightful and extended 5 bedroom semi detached property offering flexible and versatile accommodation, over two floors, making it an ideal spacious family home. The ground floor accommodation comprises hallway, family room, living room, kitchen/breakfast room and utility, whilst on the first floor there are three bedrooms and two bathrooms. To the second floor are a further two bedrooms. Low maintenance gardens to the front and rear which is south facing, creating a lovely sun trap. Other benefits include full double glazing and central heating. Cat-6 cabling providing ethernet access to all bedrooms, living room and family room. The property is situated in the heart of Killay within easy walking distance of all local shops and amenities of the precinct, is within a good school catchment area and is approximately 5 miles from the city of Swansea. Viewing comes highly recommended to appreciate overall size. EPC-C

## FULL DESCRIPTION

### Ground Floor

#### Storm Porch

The property is entered via a UPVC double glazed door. UPVC double glazed windows to the front and side. Tiled flooring. Open into:

#### Entrance Hallway

Stairs leading up to the first floor landing. Radiator. Wood effect flooring.

#### Family Room

15'5" x 8'4" (4.70 x 2.56)

UPVC double glazed window to the front. Two radiators. Wood effect flooring.

#### Living Room

16'2" x 13'6" (4.95 x 4.14)

UPVC double glazed window to the front. Feature fireplace with marble surround and hearth housing a gas fire. Two radiators.

#### Kitchen/Breakfast Room

16'9" x 8'11" (5.13 x 2.73)

Fitted with a range wall, base and drawer units with complementary work surface incorporating stainless steel sink unit with drainer and mixer tap. Built-in dishwasher. Slot in gas cooker with stainless steel chimney style extractor hood above. Under stairs storage housing utility meters. Space for a dining table and chairs. Partly tiled walls. Laminate 'aqualoc' flooring. Two UPVC double glazed windows to the rear. UPVC double glazed door leading out onto the rear garden. Door into:



### Utility Room

8'9" x 8'3" (2.69 x 2.53)

A range of fitted wall and base units with complementary work surface incorporating stainless steel sink unit with drainer and mixer tap. Plumbed for a washing machine and tumble dryer. Wall mounted 'Baxi' gas central heating boiler. Tiled walls. Vinyl flooring. UPVC double glazed window to the rear. UPVC double glazed obscured glass panel door to the side.

### First Floor

#### Landing

UPVC double glazed window to the front. Stairs leading up to the second floor landing. Door into airing cupboard with radiator. Radiator. Wood effect flooring. Network switch under the stairs providing ethernet access to all bedrooms, living room and family room. Doors into:

#### Bedroom One

12'4" x 10'0" (3.78 x 3.05)

UPVC double glazed window to the front. Door into storage cupboard. Radiator. Wood effect flooring.

#### Bedroom Two

9'10" x 9'5" (3.02 x 2.88)

UPVC double glazed window to the rear with views over the garden. Door into storage cupboard. Radiator.

#### Bathroom One

6'6" x 5'6" (2.00 x 1.68)

A modern three piece suite comprising panelled bath with rainfall shower over and glass side screen, wash hand basin set into a vanity unit and low level WC. Tiled walls. Tiled flooring. UPVC double glazed obscure glass window to the rear.

#### Bedroom Three

15'11" x 8'5" (4.86 x 2.57)

UPVC double glazed windows to the front and side. Radiator. Wood effect flooring.

#### Bathroom Two

8'5" max x 8'4" (2.58 max x 2.55)

Five piece suite comprising panelled bath with shower over, pedestal wash hand basin, bidet, low level WC and step in shower cubicle. Chrome heated towel rail. Tile effect vinyl flooring. Tiled walls. UPVC double glazed obscure glass window to the rear.

### Second Floor

#### Landing

'Velux' window to the rear. Wood effect flooring. Doors into:

#### Bedroom Four

12'6" x 11'11" (3.83 x 3.64)

'Velux' window to the front boasting panoramic views as far as Mumbles Head and beyond. Built in wardrobes. Eaves storage. Radiator. Wood effect flooring.

#### Bedroom Five

14'4" x 8'5" (4.38 x 2.57)

'Velux' window to the front boasting panoramic views as far as Mumbles Head and beyond. Eaves storage. Radiator. Wood effect flooring.

### Externally

#### Front

A driveway providing parking for two cars, and a small raised bed. Side pedestrian access to:

#### Rear

A good sized enclosed garden bordered with mature trees and shrubs and comprising lawns and raised, stepped paved patio sitting areas.

#### Tenure

Leasehold. Details to be confirmed.

