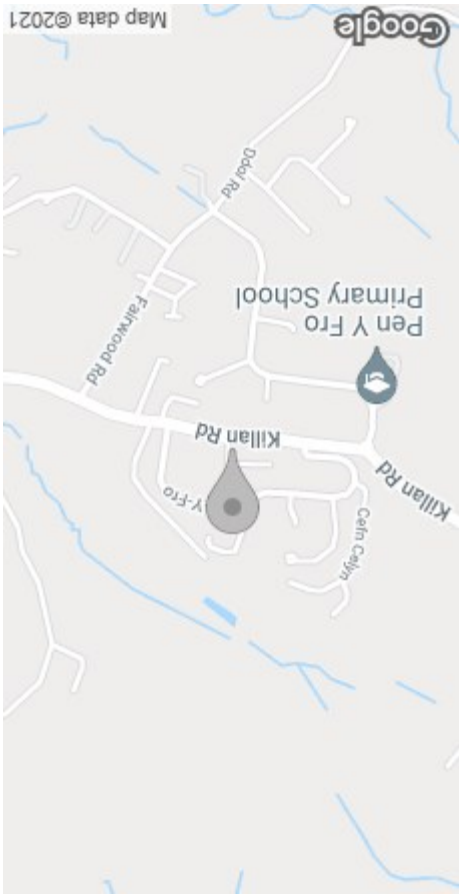


EPC



AREA MAP



FLOOR PLAN



54 Killan Road
Dunvant, Swansea, SA2 7TH
Offers In The Region Of £179,950



GENERAL INFORMATION

A three bedroom end of terrace family home in a great location within easy access to local schools, bus route and the many amenities the Killay & Dunvant areas have to offer. Briefly comprising open plan lounge and dining room, kitchen and utility room to the ground floor. Three bedrooms and a spacious family bathroom to the first floor. Externally the property offers an enclosed rear garden and garage. Viewing highly recommended to as quick sale anticipated. EPC-D

FULL DESCRIPTION

Ground Floor

Lounge/Dining Room
24'6" into bay x 14'7" (7.49m into bay x 4.45m)
The property is entered via a uPVC double glazed glass panel door. UPVC double glazed bay window to the front. UPVC double glazed window to the rear. Feature fireplace with a wooden surround and tiled hearth housing an electric fire. Stairs leading up to the first floor landing. Three radiators. Wood effect flooring.

Kitchen
12'6 x 8'11 (3.81m x 2.72m)
Fitted with a range of wall and base units with complementary work surfaces incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Matching breakfast bar. Gas and electric cooker points. Stainless steel chimney style extractor hood. Space for fridge/freezer. Part tiled walls. Tiled floor. Radiator. UPVC double-glazed window to the side. Glazed panel doors into:



Utility Room
8'11 x 6'8 (2.72m x 2.03m)
Fitted base units with complementary work surface incorporating stainless steel sink unit with drainer and mixer tap. Plumbed for a washing machine. Radiator. Tiled floor. UPVC double glazed window to the rear. UPVC double glazed door to the side.

First Floor
Landing
Loft access hatch with a built-in retractable ladder. Doors into:

Bedroom One
12'9" x 9'8" max (3.91m x 2.97m max)
UPVC double glazed window to the front. Radiator.

Bedroom Two
9'6 x 8'11 (2.90m x 2.72m)
UPVC double glazed window to the rear. Radiator.

Bedroom Three
9'10 x 5'2 (3.00m x 1.57m)
UPVC double glazed window to the front. Radiator.

Bathroom
A good size bathroom with a four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and step in tiled shower cubicle with an electric shower. Cupboard housing gas 'central heating boiler, which the vendor advises was installed less than six months ago. UPVC double glazed obscure glass windows to the side. Radiator.

Externally
Front
A walled forecourt and pathway to the front door.
Rear
An enclosed garden laid to lawn with flower borders and a decked patio with lighting. Detached single garage with side lane access. The vendor advises that the garage side door will be replaced prior to completion.

