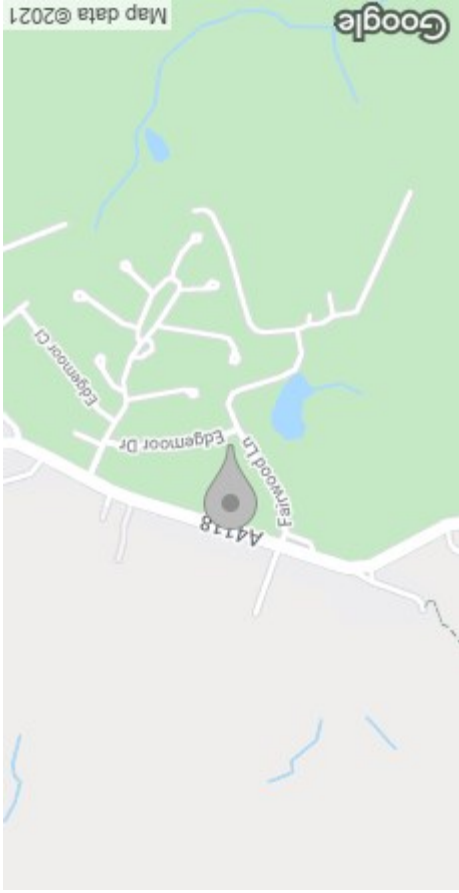


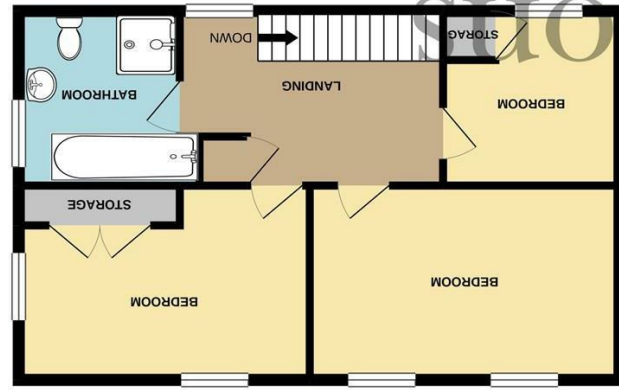
EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operating efficiency can be given. Made with Metropix ©2021



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



**2 Edgemoor Drive**  
 Upper Killay, Swansea, SA2 7HH  
**Offers Over £229,950**



## GENERAL INFORMATION

We are delighted to offer to the market a Three bedroom Semi detached ex-local authority family home situated within a short drive from the beaches of Gower and the City Centre, close to local amenities of Killay and popular primary schools. Set on a fantastic corner plot the accommodation comprises: Entrance Hallway, kitchen/ Breakfast room, Living Room and a conservatory. To the first floor are three bedrooms and a bathroom. Externally french doors lead out onto the rear south facing garden with decked sit out area, vegetable garden, green house and hard standing out building. No upward chain. EPC-D

## FULL DESCRIPTION

### Entrance Hall

The property is entered via a uPVC double glaze door with stain glass effect panel window into the hallway. Door to under stairs storage. Door to storage cupboard with plumbing for a washing machine. Stairs to 1st floor. uPVC double glaze window to front. Radiator. Vinyl tile affect flooring. Door;

### Cloakroom

uPVC double glazed obscured window to front. Wash hand basin. Low-level WC. Vinyl flooring.

### Kitchen/ Breakfast Room 18'1" x 7'6" (5.53 x 2.31)

A range of wall base and draw units with complimentary work surface over. Stainless steel sink with mixer tap. Space for dishwasher. Integrated oven with four ring gas hob and extractor fan over. Space for American style fridge freezer. Breakfast bar. Two radiators. 'Engineered Oak' flooring. Wall mounted boiler. Door into



### Living Room 13'5" x 12'5" (4.11 x 3.80)

Feature fireplace housing log burner with oak beam and slate hearth. Four windows looking into the conservatory. "Engineered Oak" flooring.

### Conservatory 12'5" x 21'0" (3.81 x 6.42)

Fantastic family space with 'engineered oak' flooring. Radiator. UPVC double glaze windows and French patio doors out onto decked area.

### Stairs to first floor

#### Landing

uPVC double glazed window to front. Access to loft hatch. Door to airing cupboard.

#### Bathroom

7'10" x 5'8" (2.39 x 1.75)  
Four piece suite comprising bath, pedestal wash and basin, low-level WC, separate shower cubicle. Two uPVC double glazed obscure windows to side. Vinyl flooring.

### Bedroom One 10'5" x 11'0" (3.20 x 3.36)

Two uPVC double glaze windows to rear and side. Exposed original floorboards. Door to storage cupboard/ wardrobe. Radiator.

### Bedroom Two 12'9" x 10'11" (3.91 x 3.34)

Two uPVC double glazed windows to rear overlooking the garden. Exposed original floorboards. Radiator.

### Bedroom Three 7'11" x 9'11" (2.42 x 3.03)

uPVC double glaze window to front. Radiator. Laminate wood flooring. Door to over stairs cupboard.

### External

Externally to the front is driveway parking for several vehicles

Externally to the rear a decked sit out area steps down onto a garden which is bordered with mature trees and shrubs. An overall fantastic corner plot with children's play area, Hard standing potting shed, a greenhouse and an area for growing vegetables. To the side are two out houses which could be converted. There is Plumbing for a sink and WC.

