



Dunvant Road, Killay, Swansea, SA2 7NW
£295,000

Set on Dunvant Road with spectacular views of Swansea Bay, Mumbles Head and Fairwood Common. Stands this unique 4 bedroom detached residence with innovative and creative design. A well thought-out extension constructed with family living in mind but also meeting the needs of a range of purchaser profiles. A number of benefits, including being within walking distance from two well regarded primary schools (Hendrefoilan and Dunvant) and Olchfa Comprehensive School, a short drive away from the amenities Killay has to offer along with double glazing and a good level of finish throughout. The pristine accommodation comprises entrance hallway, lounge, two bedrooms , bathroom, kitchen/dining room, utility room and shower room to the ground floor. To first floor can be found two more bedrooms. Externally, plenty off road parking is provided to the rear and side of the property, detached garage, patio seating area and grass lawn flowing onto a decked area. To the front of the property is a large patio area with steps down to a well presented grass lawn. Viewings are highly encouraged to really appreciate how unique a property this is.

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GROUND FLOOR

Front Entrance Hallway

UPVC entrance door, skimmed ceiling with coving, spotlights, radiator, access to bedroom one, bedroom two, bathroom, lounge, kitchen diner.

Lounge 6.69m x 3.7m (21'11" x 12'2")

UPVC double glazed bay window to front and window to side, skimmed ceiling with coving, radiator, cast-iron multi fuel burner set in fireplace, stairs to 1st floor landing, laminate flooring.

Bedroom 1 3.71m x 3.21m (12'2" x 10'6")

UPVC double glazed bay window to front with views of Mumbles Head and Swansea Bay, skimmed ceiling with coving, real wood flooring, radiator, fitted storage.

Bedroom 3 3.69m 2.83m (12'1" 9'3")

UPVC double glazed window to rear, skimmed ceiling with coving, radiator, wood flooring, airing cupboard.

Kitchen Diner 5.42m 4.96m (17'9" 16'3")

UPVC double glazed window to side and rear with uPVC doubled glaze double doors to rear, two skylights, skimmed ceiling with coving and spotlights, tiled flooring, radiator, kitchen is fitted with an arrangement of matching wall and base units along with

complimentary work surfaces, integrated fan oven grill, five ring gas hob with extractor fan above, 1 ½ bowl sink drainer and swan neck mixer tap, tiled splash back area, integrated fridge freezer, integrated dishwasher, boiler, door to.

Utility Room

UPVC double glazed obscured window to side, skimmed ceiling coving and spotlights, tiled walls and flooring, plumbed for washing machine and space for dryer, door shower room.

Shower Room

UPVC double glazed obscured window to side, skimmed ceiling coving and spotlights, tiled walls and flooring, radiator, shower cubicle, pedestal wash hand basin, WC.

FIRST FLOOR

Landing

UPVC double glazed window to front, laminate flooring, spotlights, door bedroom two and four.

Bedroom 2 3.54m x 4.66m max (11'7" x 15'3" max)

Two skylight's double glazed, laminate flooring, spotlights, radiator, storage to eaves.

Bedroom 4 3.78m 2.43m (12'5" 8'0")

UPVC double glazed window to front views of Swansea Bay and Fairwood Common, radiator, laminate flooring, door to storage cupboard.

EXTERNAL

Plenty off road parking is provided to the rear and side of the property, detached garage, patio seating area and grass lawn flowing onto a decked area. To the front of the property is a large patio area with steps down to a well presented grass lawn. Viewings are highly encouraged to really appreciate how unique a property this is.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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