



Fairwood Lane, Upper Killay, Swansea, SA2 7HP  
Offers In The Region Of £399,950



Offered to the market is this truly beautiful three bedroom detached bungalow in Fairwood, Upper Killay. Set in a peaceful location with a brilliant amount of accommodation, this home briefly comprises: T-shaped entrance hallway, generously sized open plan lounge/dining room, kitchen, utility, three bedrooms with the master of which benefitting from an ensuite, bathroom. Leading from a sliding door from the lounge is a beautiful rear elevation mostly laid to lawn with a smaller patio area in front of the lounge. Featuring a variety of mature shrubs and trees, as well as a picturesque lily pond, it is a really beautiful place to relax and entertain. To the front of the property is a driveway suitable for parking several vehicles which also gives access to an adjoining garage which has the potential to be converted to additional living space. there are views from the front of the property to the village pond with its abundance of wildlife. Situated in the sought after location of Fairwood, Upper Killay, this property is on the fringe of the spectacular Gower peninsula thereby enjoying easy access to it as well as local amenities in Killay and highly regarded local schools including Olchfa Comprehensive. Viewing is a must. EPC-D

## Offers In The Region Of £399,950



### Entrance Hallway

Door to front, obscured window to front, radiator, T-shaped hallway, doors to: kitchen, lounge/dining room, bathroom, three bedrooms, two double storage cupboards

### Lounge/Dining Room 10.22 x 4.19 (33'6" x 13'9")

Double glazed window to front, double glazed sliding door to rear, two radiators, fireplace with stone surround and marble style hearth

### Kitchen 4.15 x 3.78 (13'7" x 12'5")

Double glazed windows to rear, radiator, fitted with a range of matching wall and base units with complimentary work surfaces over, fitted electric oven and hob, inset 1 and a half bowl sink with mixer tap over, open plan into utility

### Utility 4.16 x 2.00 (13'8" x 6'7")

Double glazed door to rear, double glazed window to rear, fitted with a range of matching wall and base units

with complimentary work surfaces over, inset sink and drainer, plumbing for washing machine, space for fridge

### Bathroom 4.36 max x 2.48 max (14'4" max x 8'2" max)

Double glazed obscured window to front, radiator, pedestal wash hand basin, WC, panelled bath, shower

### Bedroom 1 4.82 x 4.19 (15'10" x 13'9")

Double glazed windows to rear, radiator, door to ensuite

### Ensuite

Double glazed obscured window to rear, radiator, pedestal wash hand basin, WC, panelled bath

### Bedroom 2 4.33 max x 4.03 (14'2" max x 13'3")

Double glazed windows to front, radiator

### Bedroom 3 3.73 x 3.53 (12'3" x 11'7")

Double glazed windows to front, radiator

### Exterior

Leading from a sliding door from the lounge is a beautiful rear elevation mostly laid to lawn with a smaller patio area in front of the lounge. Featuring a variety of mature shrubs and trees, as well as a picturesque lily pond. There is also access to the front of the property via a side gate. To the front of the property is a driveway suitable for parking several vehicles which gives access to a garage.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
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