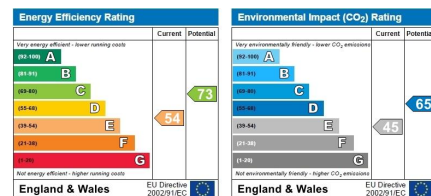




**379 Gower Road,
Killay SA2 7AH**

Offers in the region of £310,000

**A Period Semi Detached Property With
Attached Garage
Generous Rear Lawned Garden
Village Location
Spacious Accommodation
EER E 54**



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JP/DT/73193/161019

DESCRIPTION

A period property built circa 1930 's situated on Gower Road Killay close to shops, amenities and schools. The accommodation comprises of hallway, lounge to the front, dining room to the rear with kitchen/ breakfast room off.

On the first floor are three bedrooms, bathroom and separate W.C.

To the rear of the house are steps down to the under house basement, ideal for storage or converting into a garden room with views of the garden, mainly laid to lawn with trees, shrubs, flower beds and greenhouse.

The benefits are gas central heating, double glazing, some original features remain to include oak panelling to walls and oak flooring to the hallway.

Viewing highly recommended to appreciate overall size.

ENTRANCE OUTER PORCH

Front door into:

HALLWAY

13'5 x 7'3 (4.09m x 2.21m)
Original oak panelling and oak flooring, plate rack, textured ceiling, stairs to first floor, understairs cupboard is plumbed for washing machine, small window to side, door to: Could be converted into a cloakroom with building regulations.

LOUNGE ONE

16'10 max x 12'1 (5.13m max x 3.68m)
Square bay window to front, two recesses, composite fire surround with marble back panel and hearth with gas fire insert, textured and coved ceiling.

DINING ROOM

15'2max x 12'1 (4.62m x 3.68m)
Textured and coved ceiling, composite fire surround with marble back panel and hearth with gas fire insert, patio

doors to rear opening on to small balcony with views of the garden.

KITCHEN / BREAKFAST ROOM

14'2 x 10'8 max (4.32m x 3.25m max)

Two windows to side, laminate floor, open to kitchen.

KITCHEN

Fitted with a range of wall and base units with roll top work surfaces, 1½ bowl sink with drainer, four ring gas hob with electric oven under and extractor fan over, space for fridge/freezer, built-in fridge, door to side, window to rear with views of the garden, tiled floor, part tiled walls.

BREAKFAST ROOM

Two windows to the side and laminate flooring open to kitchen.

FIRST FLOOR LANDING

8'7 x 7'2 (2.62m x 2.18m)
Textured ceiling, stained glass feature window, attic hatch. Suitable area for attic conversion (suitable to planning consent)

BEDROOM ONE

16'0 x 10'8 (4.88m x 3.25m)
Bay window to front, Two recesses, textured and coved ceiling.

BEDROOM TWO

13'0 x 10'1 (3.96m x 3.07m)
Window to rear, two fitted wardrobes in recesses, textured and coved ceiling.

BEDROOM THREE

7'9 x 7'9 (2.36m x 2.36m)
Window to front, textured and coved ceiling.

BATHROOM

7'9 x 6'3 (2.36m x 1.91m)
Suite comprising of bath with shower over, wash hand basin, frosted window to rear, tiled walls, tiled floor.

CLOAKROOM

5'4 x 3'0 (1.63m x 0.91m)
Frosted window to side, tiled floor. WC.

UNDER HOUSE BASEMENT

Suitable for storage or renovation (STP).

Combination boiler servicing the domestic hot water and central heating.

ATTACHED GARAGE

With up and over door, a further window and door to the side with access to steps down to the rear garden.

EXTERNALLY

To the front there is a garden which is laid to lawn with flowers and a driveway leading to the attached garage. The rear garden is mainly laid to lawn with trees, shrubs, plants , greenhouse and patio.

SERVICES

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay Office proceed to the mini roundabout then taking the third exit off onto Gower Road, passing the Black Boy Public House and shops of the Precinct on the left hand side. Continue along for approximately 200 yards where number 379 can be found on the right hand side.