



30 Ridgeway, Killay, Swansea, SA2 7AS
Asking Price £195,000

A well presented semi detached family home in the sought after area of Rideway, Killay. Ideally set to take advantage of all local amenities as well as enjoying good road links to both Swansea City Centre and the ever popular Gower Peninsula. In a prime spot with a south facing rear garden which boasts panoramic countryside views, this property won't be on the market long! The property itself comprises: Porch, lounge open to kitchen/ breakfast room, three bedrooms and a bathroom. The property benefits from driveway parking for several vehicles and a good size south facing rear garden. Viewing is highly recommended. EPC-E.

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Ground Floor

The property is entered via a composite door into:

Entrance Porch

Stone feature wall. Tiled flooring. Fitted cupboard. Door into:

Living Room 5.05m x 4.94m (16'7" x 16'2")

UPVC double glazed bay window to the front. Feature fireplace with an oak beam and tiled hearth housing a log burner. Wood effect flooring. Stairs leading up to the first floor landing. Door to under stairs cupboard with space for a tumble dryer and storage space. Open to:

Kitchen/Breakfast Room 4.90m x 2.36m (16'1" x 7'9")

Fitted with a modern high-gloss kitchen comprising a range of wall, base and drawer units with complementary work surfaces overflowing into a breakfast bar. Inset stainless steel sink unit with drainer and mixer tap. Integrated oven with four ring electric hob and stainless steel chimney style extractor fan over. Integrated fridge freezer. Space for a washing machine and a dishwasher. Built in seating with storage below. Space for a dining table. Radiator. Tiled splash backs. Tiled flooring. Ceiling spotlights. UPVC double glazed window to rear. Bay window overlooking the garden with views of the countryside beyond. UPVC double glazed door leading out onto the rear garden.

First Floor

Landing

Access to loft hatch. UPVC double glazed obscure glass window to side. Doors into:

Bathroom 1.66m x 1.96m (5'5" x 6'5")

Three piece suite comprising bath with shower over and glass side screen, low WC and a circular stone wash hand basin with mixer tap. Chrome heated towel rail. Tiled Flooring. UPVC double glazed obscure glass window.

Bedroom One 3.72m x 3.09m (12'2" x 10'2")

UPVC double glazed window providing panoramic views over Clyne Valley. Fitted wardrobe with mirrored sliding doors and shelving. Inset wall mirror. Radiator.

Bedroom Two 3.02m x 3.01m (9'11" x 9'11")

UPVC double glazed window to the front. Radiator. Wood effect flooring.

Bedroom Three 2.32m x 2.07m (7'7" x 6'9")

UPVC double glazed window to the front. Door into over stairs storage cupboard. Radiator. Wood effect flooring.

Externally

Front

A garden laid partly to lawn bordered with mature trees and shrubs, wide steps down to the property and a block paved driveway providing parking for several vehicles.

Rear

A good sized south facing garden with panoramic views over Clyne Valley and beyond. There is a paved sit out patio with electric point and an area laid to lawn, A gate leads down to a garden shed and there is also a separate bin storage area to the side of the property.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

