



572 Gower Road, Upper Killay, Swansea, SA2 7DR
Offers In The Region Of £269,950

A beautifully presented three bedroom detached period property, built circa 1913. Situated on the fringes of the Gower Peninsular and within walking distance of local amenities, such as doctors and well thought of schools. The accommodation comprises side entrance porch, hallway, lounge/dining room and kitchen with utility room off. To the first floor are three double bedrooms and a modern bathroom. Externally there is a large rear lawned garden with mature shrubs, trees and patio and the property will shortly have off road parking for two tandem vehicles. Viewing is highly recommended to appreciate this lovely family home. EPC-F

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Entrance Porch 5' x 4' (1.52m x 1.22m)

Upvc door to front, window to side, Vinyl flooring, Upvc double glazed door to:

Hallway

Stairs to first floor. Vinyl flooring. Radiator. Door to large storage cupboard. Door to:

Living room/ diner 20'9 x 12'1 (6.32m x 3.68m)

Two Upvc double glazed windows to front, Two radiators, Original decorative feature fireplace with wooden surround, spotlighting, Vinyl flooring, open to:

Kitchen 9'8 x 9' (2.95m x 2.74m)

Upvc double glazed window to rear. A range of wall and base and drawer units with roll top work surfaces over, stainless steel sink and drainer, built-in four ring electric hob with oven and extractor fan over, space for washing machine and fridge/freezer, spot lighting, Vinyl flooring, door to:

Utility Room 9'3 x 7'3 (2.82m x 2.21m)

Upvc double glazed obscured window to rear, door to side, built-in cupboard housing boiler for central heating and hot water, vinyl flooring. Door to rear.

Stairs to first floor

Landing

Upvc double glazed window to side, access to loft hatch, doors to:

Bathroom 7'9 x 7'2 (2.36m x 2.18m)

Obscured Upvc double glazed window to rear. A Three piece modern suite with bath with shower over and screen, Low level WC, wash hand basin, part tiled feature wall, Vinyl flooring. Chrome heated towel rail.

Bedroom One 12'3 x 10'9 (3.73m x 3.28m)

Upvc double glazed window to front. Radiator.

Bedroom Two 12'3 x 9'10 (3.73m x 3.00m)

Upvc double glazed window to front. Radiator.

Bedroom Three 10'9 x 8' (3.28m x 2.44m)

Upvc double glazed window to rear with views overlooking the garden and woodland. Radiator.

Externally

To the front is a lawn with shingle path and raised beds. To the rear is a patio area and generous size lawn, mature trees, shrubs, greenhouse and shed.

NB

The vendor has had permission from the council to drop the kerb in readiness for planning to add off road parking for 2 cars.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: F

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

