



571 Gower Road, Upper Killay, Swansea, SA2 7DR
£325,000

A deceptively spacious 4 bedroomed family home situated in Upper Killay. Ideally set to take advantage of everything the area offers including excellent schools, shops, café and bars. Great road links to both Gower Peninsula and Swansea City Centre. The property comprises: entrance hallway, front reception room, dining room, generous sized lounge, kitchen, utility room, downstairs shower room. To the first floor there are three bedrooms and the family bathroom with stairs to the attic where there is a further large bedroom. Double glazed throughout and gas central heating. Driveway and detached garage. Good sized front and rear gardens. Internal viewing is highly recommended to appreciate size of property offered. EPC-D

£325,000



Ground Floor

The property is entered via double glazed door into porch with further internal door and wall mounted box housing meters.

Hallway

Wooden flooring. Stairs leading up to the first floor with storage space beneath. Open to dining room. Door into:

Front Reception Room 4.3 x 3.4 (14'1" x 11'2")

Double glazed window to the front. Radiator. Stripped floorboards. Currently used as an art studio as it is a light and airy room.

Dining Room 5.2 x 3.6 (17'1" x 11'10")

Double glazed window to the rear. Radiator. Door to the kitchen. Door into:

Lounge 7.4 x 4.0 (24'3" x 13'1")

Double glazed window to the front. Double glazed patio doors to the rear. Radiator. Coal effect gas fire set on a marble hearth.

Kitchen 3.6 x 2.9 (11'10" x 9'6")

Double glazed door and double glazed window to the side. Well fitted with a range of wall and base units. Inset eye level double oven and grill. Inset stainless steel gas hob with extractor hood above. Stainless steel sink with drainer and mixer tap. Plumbed for dishwasher. Space for fridge/freezer. Attractive tiled splash back. Open to:

Utility Room 2.2 x 1.8 (7'3" x 5'11")

Double glazed window to the side. Radiator. Cupboard housing combi boiler. Work surface with plumbing for washing machine and tumble dryer beneath. Door into:

Shower Room

Double glazed window to the rear. Close coupled WC. Wall mounted wash hand basin. Built in shower cubicle with glass door.

First Floor

Landing

Double glazed window to the rear. Stairs to attic. Door to bedroom one. Doorway leading to a further landing area with door to family bathroom and doors to bedrooms two and three.

Bedroom One 5.2 x 2.7 (17'1" x 8'10")

Two double glazed windows to the front offering an attractive outlook. Radiator.

Bedroom Two 4.0 x 3.6 (13'1" x 11'10")

Double glazed window to the front enjoying some views. Radiator.

Bedroom Three 3.9 x 2.8 (12'10" x 9'2")

Double glazed window to the rear overlooking generous sized rear gardens. Radiator. Sliding mirrored doors to built in wardrobes.

Bathroom 3.3 x 2.8 (10'10" x 9'2")

Double glazed window to the rear. Radiator. Ladder towel rail. Double size shower cubicle. Modern style wash hand basin with storage drawers beneath. Panelled bath. Close coupled WC.

Attic/Bedroom Four 7.9 x 4.0 (25'11" x 13'1")

Door leads from small landing into a seating area with Velux windows to the front and rear. Hatch access to storage space in eaves. Doorway through to bedroom/sleeping area. Velux window to the rear. Radiator. Two hatches to storage in eaves.

Externally

Front

Driveway to the side of the property giving access to the rear garden and a detached garage with up and over door. Pathway adjacent to the property leading to front door. The remainder is laid to lawn.

Rear

Patio seating area adjacent to the property. Steps leading to a lawn area with hedging around boundary. Several trees and a greenhouse currently housed at the rear of the garden.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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

