



39 Killan Road, Dunvant, Swansea, SA2 7TD  
**Offers In The Region Of £165,000**



An immaculately presented and extended traditional mid-terraced property in the ever popular area of Dunvant. Ideally set to take advantage of everything the area boasts including great road links to both Swansea City Centre and The Gower Peninsula. The property has been lovingly and extensively renovated by the current owners and briefly comprises: Hallway, sitting room, open plan living/dining room/kitchen with attractive feature walls, island and vaulted ceiling. Having been converted from a three bedroom property, it now comprises two spacious double bedrooms and large family bathroom. Double glazed throughout and gas central heating. Rear garden with good size outbuilding. Rear access is available and off road parking could be created if required. Internal viewing is a must to appreciate standard of property offered. EPC-C

## Offers In The Region Of £165,000



### Ground Floor

The property is entered via a composite door into:

#### Hallway

Radiator. Wood flooring. Door into:

#### Sitting Room 3.55m x 3.34m (11'8" x 10'11")

UPVC double glazed bay window to the front. Radiator. Wood effect flooring. Door into:

#### Open Plan Kitchen/Diner/Lounge

#### Lounge 3.83m x 3.60m (12'7" x 11'10")

Feature stone fireplace with an oak beam and slate hearth housing a log burner. Wood effect flooring. Door to under stairs storage. Radiator. Open to:

#### Kitchen/Dining Area 4.43m x 3.21m (14'6" x 10'6")

A newly fitted modern kitchen providing a range of wall, base and drawer units with complementary work surfaces over incorporating one and a half bowl sink unit with drainer and mixer tap. Integrated appliances comprising eye level oven and grill and fridge freezer. Matching island with inset five ring gas hob, stainless steel extractor hood above and storage cupboards and drawers below. Built in wine rack. Feature exposed brick walls. Tiled splash back. Up lighters to create mood. Television

aerial point. Broadband connection. Wood effect flooring. Vaulted ceiling with 'Velux' window and spotlights .uPVC double glazed window to the rear. Bi folding patio doors leading out onto the rear garden.

### First Floor

#### Landing

Door into storage cupboard. Doors to:

#### Bathroom 2.21m x 2.16m (7'3" x 7'1")

Four piece suite comprising a free standing roll top bath tub with mixer tap and telephone style hand held shower attachment, step in shower cubicle with rainfall shower head, low level WC and wash hand basin with mixer tap set into a vanity unit. School style radiator. Metro wall tiles. Vinyl wood effect flooring. UPVC double glazed obscure glass window to the side.

#### Bedroom One 3.94m x 3.37m (12'11" x 11'1")

Two uPVC double glazed windows to the front. Fitted wardrobes with storage cupboards above. Loft access hatch.

#### Bedroom Two 3.39m x 2.75m (11'1" x 9'0")

UPVC double glazed window to the rear. Radiator.

### Externally

#### Front

A forecourt laid with pea gravel and bordered with a low wall and mature shrubs.

#### Rear

A paved patio seating area with pea gravel borders and a lawn which leads to two block built outbuildings with power and lighting and a pedestrian gate to a rear lane.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** C

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

