



467 Gower Road, Killay, Swansea, SA2 7DZ
Offers In The Region Of £395,000

Dawsons are delighted to bring to market this fully refurbished semi detached property. It certainly has the 'Wow' factor and is an ideal family home situated in the sought after location of Killay, on the fringes of the Gower Peninsular and within walking distance of local amenities, such as doctors and well thought of schools, The property comprises: entrance hallway, cloakroom, a good size lounge, open to the kitchen/diner and utility room to the ground floor. To the first floor are three good sized bedrooms, one benefitting from an ensuite shower room and a family bathroom. To the second floor is a fabulous master bedroom with a vaulted ceiling and an ensuite shower room. Externally to the front lies a driveway providing parking for several vehicles which leads to the garage. To the rear is a good sized patio and a level lawned mature garden. Viewing is highly recommended to appreciate the size and layout of this well presented family home. No chain. EPC-C

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Ground Floor

The property is entered via a composite door with glass panels above and to either side into:

Hallway

Stairs leading up to the first floor landing. Two pendant ceiling lights. Radiator. Oak flooring. Door into living room. Door into:

Cloakroom

Low level WC. Wash hand basin set into a vanity unit. Oak flooring.

Living Room 7.58 x 3.20 (24'10" x 10'6")

UPVC double glazed bay window to the front. Two radiators. Two pendant ceiling lights. Fitted carpet. Open to;

Kitchen/Diner 5.51 x 4.46 (18'1" x 14'8")

A fabulous space fitted with a contemporary 'Wren' kitchen comprising a range of base and drawer units with complementary granite work surfaces and upstands above and a good size breakfast bar/island. Inset one and a half bowl sink with pull out spray mixer tap. Integrated appliances consisting of an eye level 'Zanussi' double oven and grill, inset four ring halogen hob with stainless steel splash back and chimney style extractor fan over and 'Bosch' dishwasher. Space for an American style fridge freezer with water feed. Ceiling spotlights. Two uplighters. Three pendant ceiling lights situated above the breakfast bar to create a focal point. Radiator. Oak flooring. UPVC double glazed window to the rear. Bi folding aluminium doors leading out onto the patio. Door into:

Utility Room

Fitted with a range of wall, base and drawer units with granite work surfaces and upstands over. Inset stainless steel sink with pull out spray mixer tap. Space for washing machine. Radiator. Oak flooring. UPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed obscure glass window to the side. Doors into;

Family Bathroom 2.45 x 1.84 (8'0" x 6'0")

Bath with 'Mira' shower over and glass side screen. Low-level WC. Wash hand basin set into a vanity unit with LED sensor heated mirror above. Extractor fan. Chrome ladder style radiator. Wood effect vinyl flooring. UPVC double glazed obscure glass window to the front.

Bedroom Two 4.41 x 3.57 (14'6" x 11'9")

UPVC double glazed window to the rear. Two pendant ceiling lights. Fitted carpet. Door into:

Ensuite Shower Room

Three piece suite comprising 900mm corner shower cubicle with 'Mira' shower, wash hand basin set into a vanity unit with LED sensor heated mirror above and low level WC. Chrome ladder style radiator. Partly tiled walls. Wood effect vinyl flooring. UPVC double glazed obscure glass window to the side.

Bedroom Three 4.02 x 3.50 (13'2" x 11'6")

UPVC double glazed bay window to the front. Radiator. Pendant ceiling light. Fitted carpet.

Bedroom Four 3.97 x 3.26 (13'0" x 10'8")

UPVC double glazed window to the rear. Radiator. Pendant ceiling light. Fitted carpet.

Second Floor

Landing

'Velux' window to the side. Uplighter. Door into:

Master Bedroom 4.46 x 3.41 (14'8" x 11'2")

Three 'Velux' windows with countryside views. Fitted carpet. Vaulted ceiling. Door into:

Ensuite Shower Room

Three piece suite comprising 900mm corner shower cubicle with 'Mira' shower, wash hand basin set into a vanity unit with LED sensor heated mirror above and low level WC. Chrome ladder style radiator. Wood effect vinyl flooring. 'Velux' window to the rear.

Externally

To the front is an area laid to lawn and a tarmac driveway and frontage providing parking for several vehicles and leading to a garage with electric key fob operated door. The rear garden is accessed via a pedestrian gate and comprises a paved patio and a level lawn with mature trees and shrubs bordered with mature hedges.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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

