



27 Ridgeway, Killay, Swansea, SA2 7AT  
£179,950

A fantastic opportunity to purchase a 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, the property itself comprises: Entrance hallway, open plan lounge/diner, kitchen, three bedrooms and a bathroom. The property benefits from driveway parking for several vehicles, a detached garage and low maintenance rear patio garden. Viewing is highly recommended to appreciate the potential on offer. EPC-C

£179,950



### Ground Floor

The property is entered via a uPVC double glazed glass panel door into:

#### Hallway

Stairs leading up to the first floor landing. Door into:

#### Lounge/Diner 7.29m x 4.51m (23'11" x 14'10")

UPVC double glazed windows to the front and rear. Feature fireplace with space for an electric fire. Space for

a dining table and chairs. Two radiators. Under stairs storage. Door into:

#### Kitchen 2.75m x 2.72m (9'0" x 8'11")

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating single bowl circular sink with mixer tap. Space for cooker and under counter fridge or freezer. Wall mounted 'Worcester' boiler. Radiator. Tiled walls. Vinyl wood effect flooring. UPVC double glazed window to the rear UPVC double glazed glass panel door leading out onto the rear garden.

### First Floor

#### Landing

UPVC double glazed obscure glass window to the side. Loft access hatch. Door to airing cupboard. Doors into:

#### Bathroom 1.95m x 1.66m (6'5" x 5'5")

Three piece suite comprising low level WC, pedestal wash hand basin and bath. Tiled walls. UPVC double glazed obscure glass window to the rear.

#### Bedroom One 3.67m x 3.28m (12'0" x 10'9")

UPVC double glazed window to the front. Radiator.

#### Bedroom Two 3.45m x 3.27m (11'4" x 10'9")

UPVC double glazed window to the rear. Fitted wardrobes. Radiator.

#### Bedroom Three 2.79m x 2.08m (9'2" x 6'10")

UPVC double glazed window to the front. Radiator.

### Externally

#### Front

A garden laid to lawn bordered with mature trees and shrubs and a block paved driveway providing parking for several vehicles leading to a single detached garage. Steps up to the entrance door. Access to:

#### Rear

A low maintenance split level paved patio garden.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** C

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

