



27 Ffordd Taliesin, Killay, Swansea, SA2 7DF  
**£215,000**

A fantastic opportunity to purchase a three bedroom detached property situated on a good plot with gardens to the front, side and rear which also enjoys some open aspect views to the front. Briefly comprising hall, cloakroom, lounge, dining room open to kitchen, three bedrooms, ensuite shower room to master and bathroom. Benefits include convenient location, Olchfa and Hendrefoilan school catchment area's, upvc double glazing, drive and garage. Viewing recommended. EPC-D

£215,000



#### Ground Floor

The property is entered via a uPVC double glazed glass panel door with storm canopy over into:

#### Hallway

Stairs leading up to the first floor landing. Radiator. Wood effect flooring. Doors into:

#### Cloakroom

Two piece white suite comprising low level WC and wash hand basin. Extractor fan. Radiator. Wood effect flooring.

#### Lounge 3.91m plus box window x 3.33m (12'10" plus box window x 10'11")

UPVC double glazed box bay window to the front. Feature fireplace housing a gas fire. Wood effect flooring. Radiator. Double doors into:

#### Dining Room 2.92m x 2.34m (9'7" x 7'8")

UPVC double glazed patio doors leading out onto the rear garden. Radiator. Wood effect flooring. Archway into:

#### Kitchen 2.69m x 2.18m (8'10" x 7'2")

Fitted with a range of wall and base units with complementary work surface over incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Integrated four ring gas hob with built under electric oven and concealed extractor fan over. Wall mounted gas central heating boiler. Space for fridge freezer. Plumbed for a washing machine. Tiled splash backs. Wood effect flooring. UPVC double glazed window

to the rear.

#### First Floor

#### Landing

UPVC double glazed window to the side. Loft access hatch. Doors into:

#### Master Bedroom 3.51m x 2.95m (11'6" x 9'8")

UPVC double glazed window to the rear. Fitted wardrobes and bedside cabinet. Radiator. Door into:

#### Ensuite Shower Room

Three piece modern suite comprising step in shower cubicle, wash hand basin and low level WC. Tiled walls and floor. Radiator. UPVC double glazed obscure glass window to the rear.

#### Bedroom Two 3.02m x 2.06m (9'11" x 6'9")

UPVC double glazed window to the front. Radiator.

#### Bedroom Three 2.57m to wardrobe x 2.18m (8'5" to wardrobe x 7'2")

UPVC double glazed window to the front. Fitted wardrobes. Airing cupboard. Radiator.

#### Family Bathroom

Three piece suite comprising bath with shower over, wash hand basin and low level WC. Radiator. Partly tiled walls. UPVC double glazed obscure glass window.

#### Externally

#### Front

A garden laid to lawn with a paved pathway and steps up to the entrance door.

#### Side

Driveway leading to a single garage with power and light.

#### Rear

An enclosed garden laid to lawn with a paved patio and a tiered border planted with mature trees and shrubs.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** D

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

