

## 73 Ffordd Yr Olchfa, Killay, Swansea, SA2 7RE

**Asking Price £309,950**

A perfect opportunity to purchase this three bedroom townhouse located on an exclusive development. This family home is less than two years old and offers spacious accommodation set over three floors.

The property comprises to the ground floor; hallway, shower room, utility room and integral garage. To the first floor is the lounge with French doors opening to the garden, well appointed kitchen/dining room that opens to the front balcony and cloakroom. The second floor has three bedroom (en-suite and walk in wardrobe to the master bedroom) and family bathroom.

Externally the property is finished with face brick and attractive feature stonework, the front is paved and has an under house carport. Accessed via the lounge or rear entrance is a delightful enclosed garden with paved, lawned and decked areas. EPC Rating - B.

### Entrance

Via front door with glazed side panels to hallway.

### Hallway



Staircase to the first floor, understairs storage, radiator.

### Utility Room 6'1" x 7'0" (1.86 x 2.13)



Base units with worktop over, inset stainless steel sink with drainer and mixer tap, plumbed for washing machine, laminate effect vinyl flooring, radiator.

### Shower room



A three piece suite comprising; shower cubicle, low level w/c and pedestal wash hand basin. Part tiled walls, laminate effect vinyl flooring, heated ladder style towel rail.

### Hallway 7'1" x 12'3" (2.16 x 3.74)

Staircase to the second floor, radiator.

### Lounge 12'8" x 17'9" (3.86 x 5.42)



Double glazed window and French doors to the garden, two radiators.

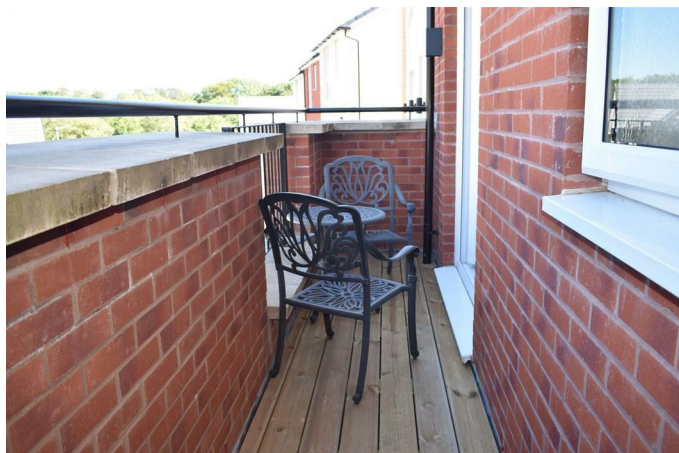
### Kitchen/ Dining Room 16'9" x 10'4" (5.11 x 3.16)



Fitted with a range of white gloss wall and base units with co-ordinated worktops over, inset one and half bowl stainless steel sink with drainer and mixer tap. Integrated fridge/freezer, dishwasher, double electric oven and five burner gas hob with stainless steel chimney style extractor hood. Double glazed French doors to the sit-out balcony, laminate effect vinyl flooring, radiator.

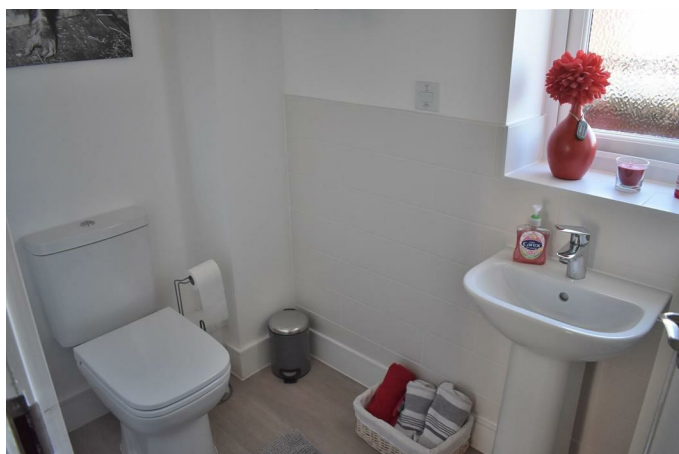


### Balcony



Decked seating area.

### WC

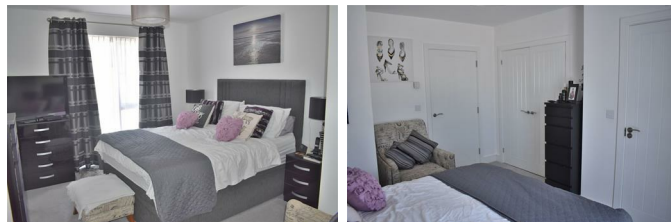


Low level w/c and wash hand basin. Frosted double glazed window to the front, laminate effect vinyl flooring, radiator.

### Landing

Airing cupboard housing hot water cylinder.

### Master Bedroom 13'6" x 11'7" (4.11 x 3.53)



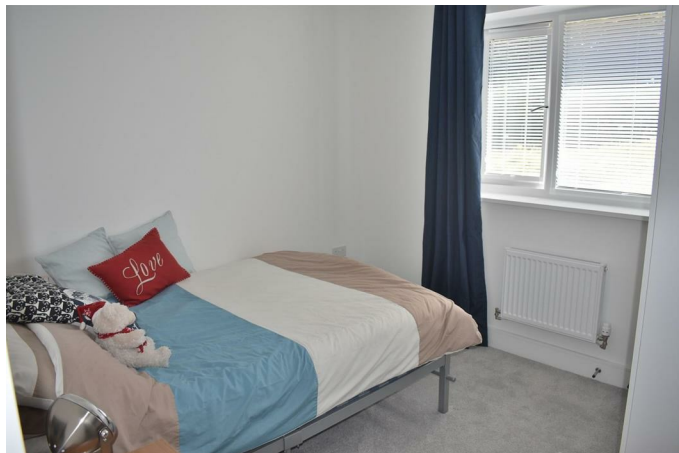
Double glazed window to the front, double doors to the walk in wardrobe, radiator.

### En - Suite 7'2" x 6'1" (2.19 x 1.85)



A three piece suite comprising; large shower cubicle, low level w/c and wash hand basin. Frosted double glazed window to the front, part tiled walls, heated ladder style towel rail, laminate effect vinyl flooring.

### Bedroom 2 9'3" x 10'7" (2.82 x 3.23)



Double glazed window to the rear, double fitted wardrobe, radiator.

### Bedroom 3 9'3" x 6'11" (2.82 x 2.10)



Double glazed window to the rear, radiator.

### Bathroom



A four piece suite comprising; large shower cubicle, pedestal wash hand basin, low level w/c and panelled bath with shower attachment. Part tiled walls, laminate effect vinyl flooring, ladder style heated towel rail.

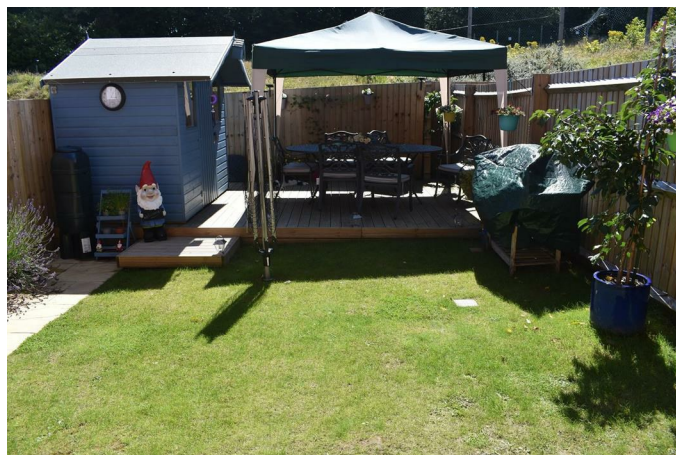
### Garage 10'0" x 19'2" (3.05 x 5.84)

Up and over door, power and light.

### Front.

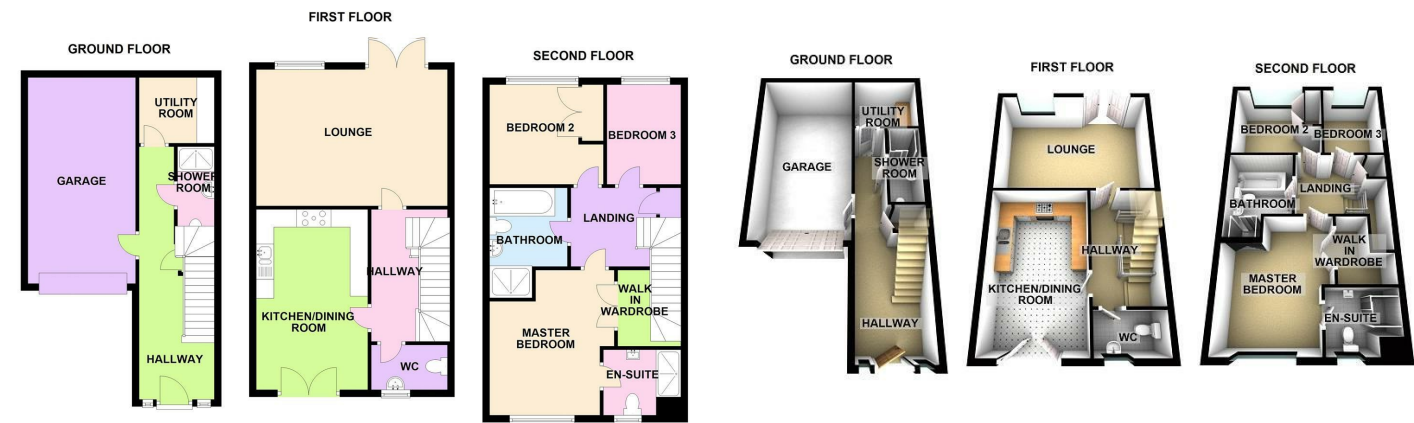
Paved under house carport.

### Rear Garden



Enclosed level garden with paved, lawned and decked areas, wooden shed, gate to rear pedestrian access.

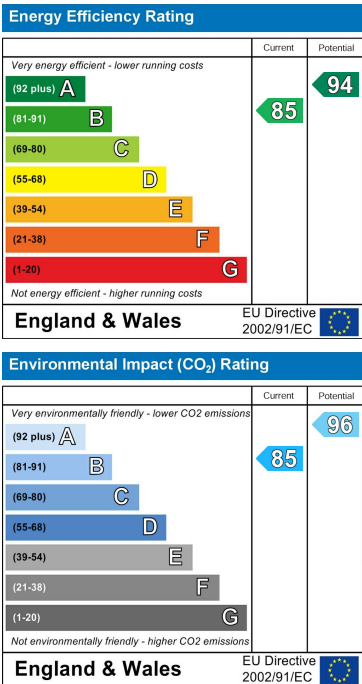
Floor Plan



Area Map



Energy Efficiency Graph



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