



11 Clos Islwyn, Killay, Swansea, SA2 7ET
Offers In The Region Of £265,000

A fantastic opportunity to purchase a three bedroom detached family home. This property has been well maintained, loved and cared for, It would make a lovely forever home. Briefly comprising hall, living room, dining room, kitchen, utility room and cloakroom. To the first floor are three bedrooms, the master with en-suite shower room plus a family bathroom. Benefits include convenient location, Olchfa and Hendrefoilan school catchment area's, double glazing, drive and garage. Viewing recommended. EPC-C

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Ground Floor

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

Hallway

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

Living Room

UPVC double glazed box bay window to the front. Feature fireplace with wooden surround and marble hearth housing a gas fire. Radiator. Open through to:

Dining Room

UPVC double glazed sliding patio door leading out onto the rear garden. Radiator. Door into:

Kitchen

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Space for cooker with concealed extractor fan above. Spaces for dishwasher and fridge freezer. Door into under stairs storage cupboard. Tiled splash backs. Tiled flooring. UPVC double glazed window to the rear. Door into:

Utility Room

Fitted with a range of wall and base units with work surface over. Space for a washing machine. Part tiled walls. Tiled flooring. Radiator. UPVC double glazed window to the rear. UPVC double glazed obscure glass panel door to the side.

Cloakroom

Two piece suite comprising wash hand basin with tiled splash back and low level WC. Radiator. UPVC double glazed obscure glass window to the side.

First Floor

Landing

Loft access hatch. Door into airing cupboard housing boiler. Door into storage cupboard. Radiator. Doors into the three bedrooms and the bathroom.

Bedroom One

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

Ensuite Shower Room

Three piece suite comprising low level WC with concealed cistern, wash hand basin set into a vanity unit with cabinets and spotlights above and step in shower cubicle. Shaver point. Radiator. Tiled walls. UPVC double glazed obscure glass window to the rear.

Bedroom Two

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

Family Bathroom

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

Bedroom Three

UPVC double glazed window to the front. Radiator. Door into over stairs storage cupboard.

Externally

Front

A garden laid to lawn bordered with mature shrubs and a driveway leading to an integral garage. Steps leading up to the entrance door.

Rear

A level, enclosed landscaped garden with paved patios and a lawn with mature shrub borders.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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

