



## 22 Millwood Gardens, Swansea, SA2 7BE

**Asking Price £475,000**

A fantastic six bedroom family home offering versatile accommodation set over three levels perfectly designed for modern family living and located in the heart of Killay and within the catchment areas of Hendrefoilan primary school and Olchfa comprehensive. The Millwood estate is located at the edge of Clyne Woods and has easy access on foot to beautiful walking paths from the back of the estate. The entire house has been extensively refurbished to high standards including fitted wardrobes in all the bedrooms. The ground floor accommodation includes a dedicated study, perfect for home-working, along with a spacious open plan kitchen/dining area to the rear of the property which opens onto the rear garden, a cloakroom/WC, separate utility room benefiting from external door and good sized separate lounge, all leading from a spacious hall. To the first floor are three double bedrooms, two of which boast an ensuite, a separate family bathroom and a separate dressing room/ bedroom. The second floor offers two further bedrooms and a shower room. Set in a cul de sac, the property benefits from ample parking, a detached garage and an enclosed rear garden with lawned and patio areas. EPC-C



## Ground Floor

The property is entered via a hardwood double glazed glass panel door situated within an open porch into:

### Vestibule

Radiator. Ceiling spotlights. Laminate wood flooring. Open into:

### Hallway

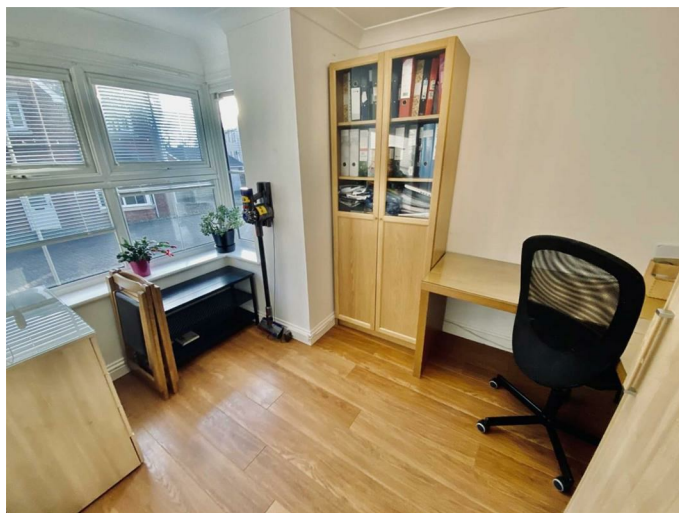
16'7" x 6'8" (5.05 x 2.03)



Stairs leading up to the first floor landing. Radiator. Laminate wood flooring. Ceiling spotlights.

### Study

11'5" x 8'8" (3.49 x 2.63)



UPVC double glazed window to the front. Radiator. Laminate wood flooring.

### Living Room

16'8" x 11'7" (5.07 x 3.53)

UPVC double glazed window to the front. Feature fireplace with marble hearth and surround housing a gas fire. Laminate wood flooring.

## Kitchen/Dining Room

27'7" x 9'1" (8.41 x 2.77)



Fitted with a range of cream high gloss wall, base and drawer units with complementary granite work surfaces and up stands and glass splash backs. Inset one and a half bowl sink with mixer tap. Integrated 'Bosch' oven and microwave. Integrated for ring gas hob with stainless steel extractor fan over. Space for an American style fridge freezer. Integrated dishwasher. Matching breakfast bar with built in wine chiller. Laminate wood flooring. Radiator. UPVC double glazed window to the rear. UPVC double glazed patio doors and uPVC double glazed patio doors with side panels, both leading out onto the rear garden. Door into:

### Utility Room

5'5" x 5'3" (1.65 x 1.60)



Fitted with a range of wall, base and drawer units with complementary work surfaces over. Space for a washing machine. Tiled splash back. Ceiling spotlights. Laminate wood flooring. Chrome heated towel rail. External door. Door into:

### **Cloakroom**

6'3" x 5'2" (1.91 x 1.58)

Two piece suite comprising low level WC and wash hand basin set into a vanity unit. Radiator. Tiled walls. Tiled flooring.

### **First Floor Landing**

Laminate wood flooring. Radiator. Doors into:

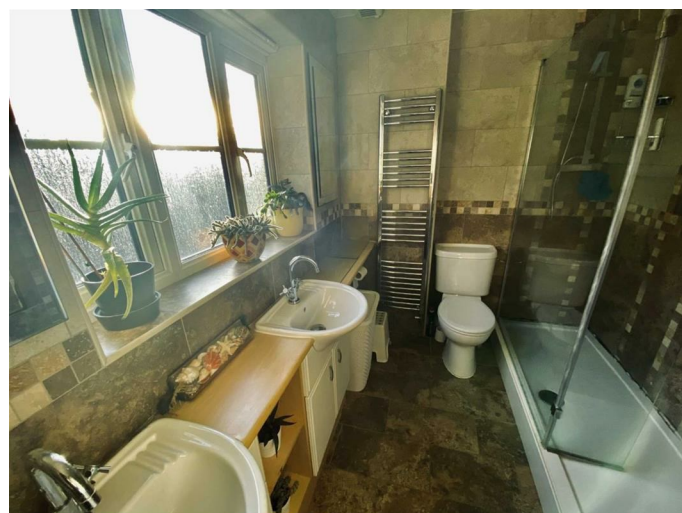
### **Master Bedroom**

11'6"x 8'8" (3.51x 2.65)

UPVC double glazed window to the front. Wall to wall fitted wardrobes and bedside tables. Radiator. Laminate wood flooring. Door into:

### **Ensuite Shower Room**

9'3" x 6'4" (2.83 x 1.92)



A fitted suite comprising 'his and hers' wash hand basins set into a vanity unit, low level WC and step in double shower with rainfall shower head. Chrome heated towel rail. Tiled walls. Tiled flooring. UPVC double glazed obscure glass window to the front.

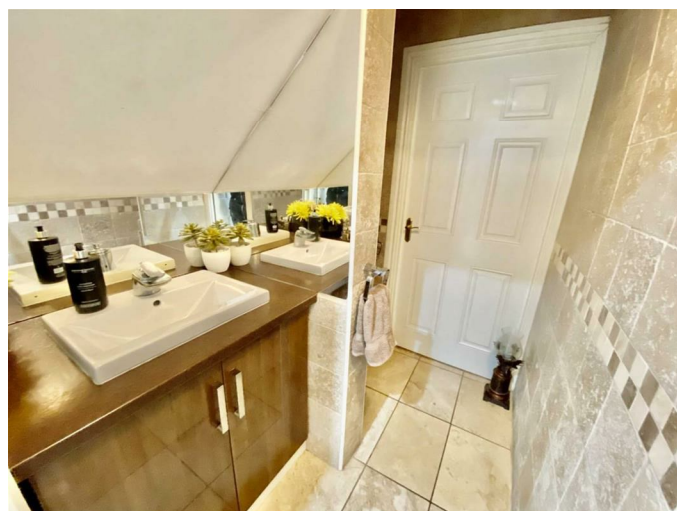
### **Bedroom Two**

10'10" x 9'10" to wardrobe (3.30 x 2.99 to wardrobe)

UPVC double glazed window to the rear. Wall to wall fitted wardrobes and bedside units. Radiator. Laminate wood flooring. Door into:

### **Ensuite Shower Room**

6'8" x 5'5" (2.03 x 1.65)



Three piece suite comprising low level WC, wash hand basin set into a vanity unit and step in corner shower cubicle with rainfall shower. Chrome heated towel rail. UPVC double glazed obscure glass window to the rear.

### **Bedroom Three**

UPVC double glazed window to the rear. Fitted wardrobes. Laminate wood flooring.

### **Family Bathroom**

6'4" x 5'6" (1.94 x 1.68)



Three piece suite comprising low level WC, wash hand basin set into a vanity unit and panelled bath with hand held shower attachment and glass side screen. Radiator. Tiled walls and flooring. UPVC double glazed obscure glass window to the side.



### **Dressing Room/Bedroom Four** 10'0" x 8'11" (3.04 x 2.71)



UPVC double glazed window to the front. Fitted wardrobes. Radiator. Laminate wood flooring.

### **Second Floor Landing**

Door into storage/airing cupboard. Doors into two further bedrooms and shower room.

### **Bedroom Five**

17'0" x 11'5" (5.17 x 3.49)

'Velux' window to the rear. Fitted wardrobes and chests of drawers. Radiator. Laminate wood flooring.

### **Shower Room**

7'3" x 5'2" (2.22 x 1.58)

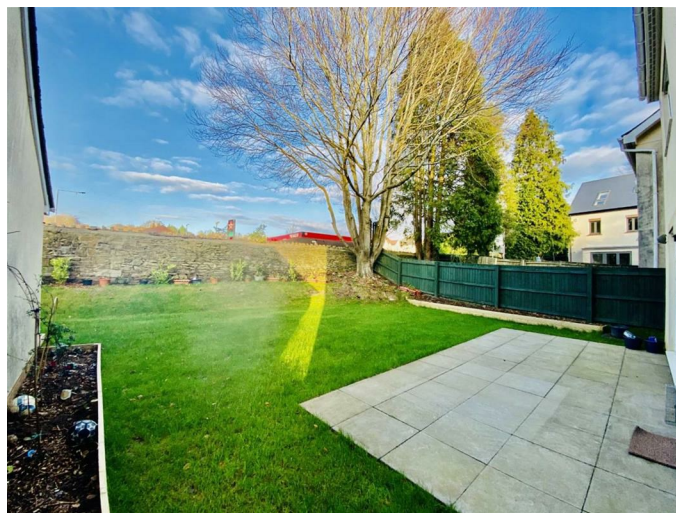
Wash hand basin set into a vanity unit. Step in shower cubicle. Low level WC. Chrome heated towel rail. Partly tiled walls. Tiled flooring. 'Velux' window to the rear.

### **Bedroom Six**

17'0" x 9'1" (5.17 x 2.77)

'Velux' window to the rear. Fitted wardrobes and bedside chest of drawers. Radiator. Laminate wood flooring.

### **Externally**



The property is located in a quiet cul de sac. To the front is a low maintenance garden laid to lawn, a block paved frontage and a driveway providing parking for several vehicles leading to a detached single garage with power and lighting and extra storage for bikes and outdoor equipment. The rear garden comprises a good sized paved patio sit out area leading onto a level garden laid mainly to lawn with newly created borders planted with tulips and shrubs to create extra privacy.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

