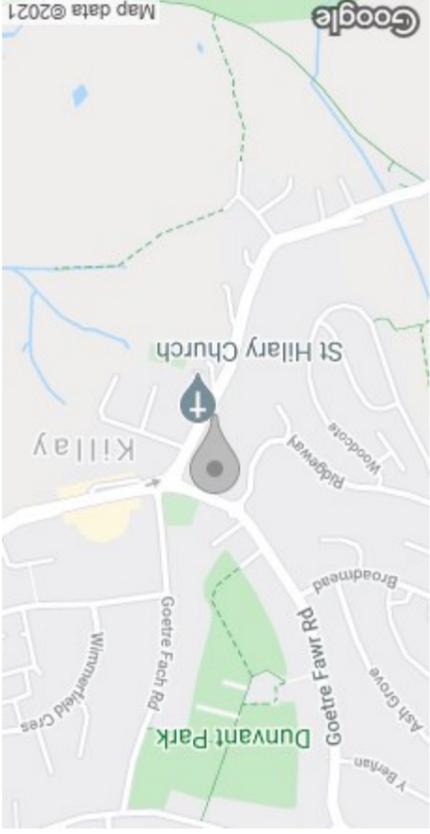


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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. Made with Mapbox ©2020



FLOOR PLAN



476 Gower Road
 Killay, Swansea, SA2 7DZ
 £549,950



GENERAL INFORMATION

Situated on the fringes of the Gower Peninsular and walking distance from local amenities, doctors and schools of Killay is this spacious family orientated detached dwelling offering five bedrooms which would be perfect for multi generational living. Built in early 1900's this delightful home boasts a generous amount of accommodation briefly comprising: entrance porch, lounge, dining room, sun room, cloakroom and kitchen to the ground floor. The first floor then presents five bedrooms, one of which benefits from lovely country views and a family bathroom. Externally to the front is a driveway that has in and out access. To the rear is a patio area suitable for socialising and entertaining leading to an area laid to lawn. Furthermore, it presents other decorative areas featuring a variety of mature shrubs and trees, as well as a generous size outbuilding and shed. EPC-D

FULL DESCRIPTION

Ground Floor

Entrance via a UPVC double glazed door into:

Entrance Porch

UPVC double glazed window to side. Wood flooring. Wooden glass panel door into:

Lounge

14'10" x 14'10" (4.52 x 4.52)

UPVC double glazed bay window to front. Multi fuel stove sitting within an exposed stone feature wall incorporating a chimney. Radiator. Stairs to first floor. Door to inner hallway. Door to sun room. Door to:

Dining Room

10'6" x 11'0" (3.20 x 3.36)

UPVC double glazed bay window to front. Radiator. Wood flooring. Door to:

Inner Hallway

Wood flooring. Door to lounge. Door to:

Cloakroom

6'10" x 3'5" (2.08 x 1.04)

Double glazed frosted glass window to side. Low level WC. Wash hand basin. Partly tiled walls. Vinyl flooring.



Sun Room

17'2" x 11'11" (5.23 x 3.64)

UPVC double glazed window to side. Radiator. Exposed stone feature wall. Wood effect flooring. UPVC patio doors leading out onto the patio sitting area and providing lovely views of the garden. Door to lounge. Door to:

Kitchen

8'2" x 12'10" (2.50 x 3.92)

Fitted with a range of wall, base and drawer units with complementary work surfaces over. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Four ring gas hob with extractor fan above. Integrated oven. Space for washing machine and fridge freezer. Wood flooring. Door into an integral single garage. UPVC double glazed window to rear. UPVC double glazed door to rear leading out onto the garden.

First Floor

Landing

Doors to the five bedrooms and the bathroom.

Master Bedroom

12'0" x 16'2" (3.66 x 4.94)

UPVC double glazed window to front. Radiator. UPVC double glazed patio doors overlooking the garden and boasting far reaching views over Dunvant. The roof area outside, to which the patio doors provide access could be readily transformed into a lovely sit out balcony, subject to any relevant planning permission.

Bathroom

12'10" x 8'3" (3.91 x 2.52)

Four piece suite comprising step in shower, free standing bath, low level WC and pedestal wash hand basin. Chrome heated towel rail. Ceramic tiled walls and flooring. Double glazed frosted glass window to rear.

Bedroom Two

14'10" x 9'6" (4.53 x 2.90)

UPVC double glazed window to front. Radiator.

Bedroom Three

10'11" x 12'9" (3.34 x 3.89)

UPVC double glazed window to rear. Radiator.

Bedroom Four

9'11" x 11'1" (3.03 x 3.37)

UPVC double glazed window to front. Wood flooring. Radiator.

Bedroom Five

6'11" x 6'5" (2.12 x 1.96)

UPVC double glazed window to front. Radiator.

Externally

Front

A paved frontage providing "In and out" off road parking for several vehicles and giving access to the garage. Gated pedestrian access on both sides of the property to:

Rear

A good sized south facing garden with lovely views over Dunvant and comprising a large paved patio leading to a lawn surrounded by mature hedges and trees and a sizeable outhouse, workshop and shed.

Lease

Term: 999 years from 1905. Ground rent: £5 per annum. To be confirmed.

