



Lime Grove, Killay, Swansea, SA2 7EG
£192,500

Three bedroom detached bungalow. Carefully extended by the current residents over the last few years to create a modern home that's easy to maintain. The property is set in Lime Grove the popular residential road in Killay and benefits from being within close proximity to the local amenities and catchment area for popular schools. The property comprises entrance to the kitchen/dining room with access provided to study, bedrooms 2 and 3 along with family bathroom. Lounge to the rear with staircase access to bedroom 1 and loft storage. There is vast off road parking available to the front and side with garage to the rear. Access is granted to the enclosed rear garden with patio and area laid to lawn along with garden hut with outside power.

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ENTRANCE

Accessed from side via uPVC double glazed stable-style door into the:

Kitchen 4.30m x 2.95m (14'1" x 9'8")

UPVC double glazed window to the side. A range of wall mounted and base units, together with a complementary work surface, integrated oven and 4-ring hob with overhead extractor. Single bowl and drainer with a mixer tap, space for a fridge-freezer, wall mounted boiler, radiator, Travertine tiled flooring, plain plastered ceiling with spotlights and suspended storage.

From the kitchen access is provided to the lounge, study and hallway with access to bedrooms 2, 3 and bathroom

Lounge 5.48m x 3.67m (18'0" x 12'0")

UPVC double glazed French doors to the rear, uPVC double glazed window to the side, radiator, oak flooring, plain plastered ceiling with spotlights. Staircase access to:

Bedroom 1 3.82m approx x 3.66m (12'6" approx x 12'0")

Two Velux windows, wood flooring, plain plastered vaulted ceiling and access to vast storage cupboard.

Study 2.70m x 2.43m (8'10" x 8'0")

UPVC double glazed window to side, radiator, fitted storage and oak flooring.

Bedroom 2 3.92m max x 2.42m max approx to wardrobes (12'10" max x 7'11" max approx to wardrobes)

UPVC double glazed window to the side. Sash-style windows to the front and two uPVC double glazed windows to the side. Radiator, oak flooring and plain plastered ceiling with coving.

Bedroom 3 2.89m x 2.42m (9'6" x 7'11")

UPVC double glazed sash windows to the front, radiator, oak flooring and plain plastered ceiling with coving.

Bathroom

Three piece suite comprising pedestal wash-hand basin, WC and bath with overhead shower. UPVC double glazed frosted window to the side, Travertine-style flooring and plain plastered ceiling with spotlights.

EXTERNALLY

Off road parking with side access to garage. Side access to enclosed rear garden with a patio and area laid to lawn. There is also a garden hut with outside power.

DIRECTIONS

From our Killay Office proceed along Gower Road in the Dунvant direction, on reaching the mini roundabout take the second exit off into Goetre Fawr Road, proceed along Goetre Fawr Road, continue straight ahead at the next mini roundabout and take first turning left into Broadmead, continue into Broadmead and take the second turning right into Lime Grove, proceed straight ahead and the property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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

