



St Hilary Drive, Killay, Swansea, SA2 7EH
£162,500

Boasting views of the wooded valley and beyond occupying a pleasant cul de sac. An immaculate and modern three bedroom semi detached home. Comprising entrance porch, lounge, kitchen/dining room to the ground floor with three bedrooms and modern family bathroom to 1st floor. Externally there is a front garden laid in pea gravel with vast parking to side leading to detached garage. Side access to enclosed rear garden with patio and raised area laid to lawn. The home benefits from double glazing throughout, gas central heating being, close to the amenities Killay has to offer along with local school catchment.

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GROUND FLOOR

Entrance Porch

Accessed via uPVC double glazed frosted door into the porch, where access is provided to the lounge. Staircase to the first floor landing. Storage, fitted carpet, radiator, textured ceiling.

Lounge 4.02m c 3.56m (13'2" c11'8")

UPVC double glazed window to the front, with views of the wooded valley. Feature focal fireplace with inset gas fire, fitted carpet and plain plastered ceiling with coving. Under-stairs storage cupboard and access to the:

Kitchen/Dining Room 4.484m x 3.35m max (14'8" x 11'0" max)

Large uPVC double glazed window to the rear and smaller uPVC double glazed window and frosted glass door. A range of wall mounted and base units, together with a complementary work surface, single and half bowl with drainer and swan neck mixer tap, inset oven and 4-ring hob with overhead extractor, space for fridge-freezer, wood-effect flooring, plain plastered ceiling with coving.

FIRST FLOOR

Landing

Staircase access to the first floor. uPVC double glazed frosted window to the side. Access to all three bedrooms and bathroom, along with storage cupboard housing combi boiler, fitted carpet, textured ceiling with coving.

Bedroom 1 3.11m min to fitted wardrobes x 2.95m (10'2" min to fitted wardrobes x 9'8")

UPVC double glazed window to the front, with views. Radiator, fitted wardrobes, fitted carpet and textured ceiling with coving.

Bedroom 2 3.17m x 2.95m (10'5" x 9'8")

UPVC double glazed window to the rear, radiator, fitted carpet, textured ceiling with coving.

Bedroom 3 2.01m x 1.8m min (6'7" x 5'11" min)

UPVC double glazed window to the front, with views. Radiator, fitted carpet and textured ceiling with coving.

Bathroom

A modern three piece suite comprising pedestal wash-hand basin, WC and bath with overhead shower. uPVC double glazed frosted window to the rear, fully tiled walls and flooring, chrome towel rail.

EXTERNAL

Front garden laid in pea gravel, off road parking for a number of vehicles, garage. Side access to enclosed rear garden, with a patio area and raised area laid to lawn.

DIRECTIONS

From our Killay Office proceed along Gower Road in the Duvant 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 third turning right into St Hilary Drive, proceed straight ahead and the property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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

