



Broadmead, Killay, Swansea, SA2 7EE
£146,500

Benefiting from upgrading we are delighted to offer this three bedroom semi detached home. Offered to the market with no upward chain the property benefits from being close to schools and amenities and driveway leading to garage. It comprises entrance porch, lounge, dining room and kitchen to the ground floor. From the lounge access is provided to the first floor where can be found three bedrooms and family bathroom. Externally there is a front garden laid in pea gravel and area laid to lawn. To the rear and enclosed rear garden laid to lawn with a range of shrubs and trees. Viewing recommended to appreciate potential.

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GROUND FLOOR

Entrane Porch

Accessed via uPVC double glazed frosted door. Feature frosted window to the lounge, fitted carpet and plain plastered ceiling. Access to the:

Lounge 4.41m x 4.19m (14'6" x 13'9")

UPVC double glazed window to the front, two radiators, under-stairs storage, fitted carpet, plain plastered ceiling. Access to the:

Dining Area 2.58m x 2.22m (8'6" x 7'3")

UPVC double glazed patio doors to the rear, radiator, fitted carpet, plain plastered ceiling. Access to the:

Kitchen 2.67m x 2.50m (8'9" x 8'2")

UPVC double glazed frosted door to the rear, window to garage. A range of wall mounted and base units, together with the work surface, wall mounted boiler, vinyl flooring and textured ceiling.

FIRST FLOOR

Landing

Staircase access to the first floor where access is provided to all three bedrooms and bathroom. UPVC double glazed window to the side, fitted carpet and plain plastered ceiling with loft access.

Bedroom 1 3.53m x 3.21m (11'7" x 10'6")

UPVC double glazed window to the front, radiator, fitted carpet and textured ceiling.

Bedroom 2 3.35m x 2.70m (11'0" x 8'10")

UPVC double glazed window to the rear, radiator, fitted wardrobe, fitted carpet and plain plastered ceiling.

Bedroom 3 2.26m x 1.87m (7'5" x 6'2")

UPVC double glazed window to the front, radiator, fitted carpet, plain plastered ceiling.

Bathroom

UPVC double glazed frosted window to the front, radiator. Three piece suite comprising a bath with overhead shower, WC and pedestal wash-hand basin, fitted carpet, plain plastered ceiling and fully tiled walls.

EXTERNALLY

Front garden laid in pea gravel and an area laid to lawn. Off road parking and garage. Enclosed rear garden with lawn and shrubs.

New room

DIRECTIONS

From our Killay office proceed along Gower Road in the Duvant direction, on reaching the mini roundabout bear right onto Goetre Fawr Road and take the second turning left into Broadmead and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: To be confirmed

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

