



Gower Road, Upper Killay, Swansea, SA2 7DP  
**£299,950**



Chain Free - Fantastic opportunity to acquire a detached classic property boasting a large rear garden and being located in an extremely popular residential location within close proximity to a range of services and amenities within Killay itself and a short walk away for the very well regarded Cila Primary School. The accommodation is set over two floors and comprises at ground floor: entrance porch, hallway, front facing lounge, good size kitchen, cloak room, dining room with double doors leading through to a rear facing sitting room with french doors leading out to the garden. Off the first floor landing there are 3 bedrooms and a family bathroom. Externally to the front of the property is a level lawn bordered by hedges, driveway parking leading to a detached garage. To rear, large patio area with steps down to a very generous lawn garden which backs onto woods. Gower Road is a short drive away from the beautiful beaches of Gower. The property offers itself as an ideal family home. Internal viewing comes highly recommended.

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GROUND FLOOR

Front Entrance Porch

Front entrance door, double glazed window to front, internal glazed door and window.

Hallway

Radiator, stairs to first floor landing, access to:

Lounge 3.34m x 2.78m (10'11" x 9'1")

Double glazed window to front, fire place, radiator, cupboard housing electrical meters.

Kitchen 4.58m max x 5.51 max (15'0" max x 18'1" max)

Back entrance door to garden, double glazed windows to rear and side, access to cloak room. Fitted with an arrangement of matching wall and base units with complementary work surface, inset oven with 4 ring gas hob and extractor fan above, plumbed for dishwasher and washing machine, space for low-line fridge freezer, cupboard housing boiler and gas meters, radiator, tiled flooring, access to:

Dining Room 3.18m x 3.04m (10'5" x 10'0")

Double glazed window to front, radiator, access to:

Sitting Room 3.19m max x 3.08m (10'6" max x 10'1")

Double glazed back doors to rear, double glazed windows to both sides, fire place, radiator.

FIRST FLOOR

Landing

Loft access, access to three bedrooms and bathroom.

Bedroom 1 3.81m x 3.15m (12'6" x 10'4")

Double glazed window to front, radiator, storage cupboard.

Bedroom 2 3.19m max x 3.08m (10'6" max x 10'1")

Double glazed window to front, radiator, storage cupboard.

Bedroom 3 2.88 x 2.11 max (9'5" x 6'11" max)

Double glazed window to rear, radiator, storage cupboard.

Bathroom

Double glazed obscured window to rear, radiator, partially tiled walls, four piece suite comprising W/C, pedestal wash-hand basin, panelled bath with over head shower, bidet, laminate flooring.

Externally

To Front; lawn area bordered by hedge, driveway enough for several cars, garage.  
To Rear: large patio area with steps down to a very generous lawn garden which backs onto woods.

DIRECTIONS

From our Killay office proceed along Gower Road in the Upper Killay direction. On reaching the mini roundabout bear left and follow the road up the hill, continue past the school and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS  
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