



31 Summerland Park, Upper Killay, SWANSEA, SA2 7HU  
£178,000

Set in a prime location in Upper Killay, offered to the market is this two double bedroom semi detached bungalow within in a quiet cul de sac and being only a short journey away from both North and South Gower which is renowned for its beautiful beaches. The accommodation comprises: Side Entrance Hallway, two double rear facing bedrooms, modern 4 piece bathroom, front facing Lounge/Dining Room with access through to a fitted kitchen. Driveway parking to the side which in turn leads to a single garage and additional parking to the properties front footprint. Level easy to maintain garden to the rear with paved patio and Astro turf. Viewing is highly encouraged.

£178,000



## GROUND FLOOR

### SIDE ENTRANCE HALLWAY

The property is accessed via a uPVC double glazed entrance door with obscure glass panel and matching side screen, Papered ceiling and coving. Radiator. Fitted carpet. Door to the left leads into the 2nd bedroom, door straight ahead leads into Bedroom 1, further door straight ahead leads into the Lounge/Dining Room, door to the right leads into Bathroom.

### BEDROOM 1 4.25 X 3.29 (13'11" X 10'10")

UPVC double glazed window to the rear. Papered ceiling and coving. Radiator. Fitted carpet.

### BEDROOM 2 3.32 X 3.26 (10'11" X 10'8")

UPVC double glazed window to the rear. Papered ceiling and coving. Radiator. Fitted carpet.

### BATHROOM

Four piece suite comprising. WC, full pedestal wash hand basin, panelled bath, step in shower enclosure with pull open door. Skimmed ceiling. Loft access. Tiled walls and tiled floor. Radiator. UPVC double glazed obscure

window to the side.

### LOUNGE/DINING ROOM 5.38 X 3.29 (17'8" X 10'10")

UPVC double glazed window to the front. Papered ceiling and coving. Radiator. Laminate flooring. Door to the right leads into the ...

### KITCHEN 3.55 MAX X 2.92 (11'8" MAX X 9'7")

Fitted with an arrangement of wall and base units together with complementary work surfaces over and glass display cabinet. Inset single bowl stainless steel sink unit and drainer with mixer tap. Inset 4 ring Halogen touch hob with built under electric oven and concealed extractor fan above. Integrated fridge/freezer. Plumbed for under counter washing machine. Cupboard housing 'Worcester' gas central heating combination boiler. Tiled floor. UPVC double window to the front and the side. UPVC double glazed door leads out to the side of the property.

### EXTERNAL

#### FRONT

Driveway parking which leads to a single garage which benefits from having power and electrics. Additional parking area to the front.

#### REAR

Level garden with paved patio and Astro turf.

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC**

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

