



15 Byron Way, Killay, Swansea, SA2 7EP
£272,950

Located in the popular area of Hendrefoilan, close to the local shops and amenities of Killay, primary schools and walking distance from Olchfa Comprehensive. Immaculate 4 bedroom detached property with plenty of light coming through the property and a great multi functional garden, this property is the perfect family home, comprising of: entrance hallway, cloak room, kitchen, lounge, dining room, utility, conservatory and integral garage to the ground floor, four bed rooms, bathroom and en suite to the first floor. Externally the property offers off road parking, a garage, front and back gardens. A viewing is recommended to really appreciate this home.

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GROUND FLOOR

Front Entrance Hallway

Entrance door, laminate flooring, radiator, stairs to 1st floor landing, door to cloakroom, door to lounge, door to kitchen.

Cloak Room

UPVC double glazed obscured window to front, wash hand basin, radiator, WC, fitted carpet.

Lounge 4.42m x 3.09m (14'6" x 10'2")

UPVC double glazed windows to front, fitted carpet, radiator, Fireplace with gas fire. Double doors to dining room.

Dining Room 2.96m x 2.50m (9'9" x 8'2")

UPVC double glazed double doors to rear garden, radiator, laminate flooring, door to kitchen.

Kitchen 3.85m x 3.15m (12'8" x 10'4")

UPVC double glazed windows to rear, kitchen is fitted with a range of matching wall and base units along with complimentary work surfaces, integrated high standing fan oven with grill, integrated four ring gas hob with extractor fan above, tiled splash back area, tiled flooring.

Utility Room

Matching wall and base units with complementary work surface, space for washing machine dryer, tiled splash back, radiator, tiled flooring. Door to garage. Door to conservatory

Conservatory 3.73m x 2.77m (12'3" x 9'1")

UPVC double glazed construction, uPVC double glazed double doors to side to rear garden, laminate flooring.

FIRST FLOOR

Landing

Fitted carpet, loft access, access to airing cupboard, access to 4 bedrooms, and family bathroom.

Bedroom 1 3.99m x 3.10m (13'1" x 10'2")

UPVC double glazed window to front, fitted carpet, radiator, door to en suite.

En-suite

UPVC double glazed obscure window to front, tiled walls and flooring, shower cubicle, WC, vanity wash hand basin, towel dryer radiator.

Bedroom 2 3.40m x 2.37m (11'2" x 7'9")

UPVC double glazed window to rear, radiator, fitted carpet, door to storage cupboard.

Bedroom 3 2.71m x 2.42m (8'11" x 7'11")

UPVC double glazed window to front, radiator, fitted carpet, door to storage cupboard.

Bedroom 4 2.65m x 2.40m (8'8" x 7'10")

UPVC double glazed window to rear, radiator, fitted carpet

Bathroom

UPVC double glazed obscured window to rear, WC, vanity wash hand basin, panelled bath with shower overhead, tiled walls and flooring.

EXTERNALLY

Externally the property offers off road parking, a garage, front and back gardens. Rear garden having decked seating area, gated access to road, side access to front, garden shed and grass lawn.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: C

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

