



85 Goetre Fawr Road, Killay, Swansea, SA2 7QT  
**£159,950**

Extended semi-detached three bedroom property in the popular location of Killay within walking distance of local amenities including shops, public houses, gym, public library, medical centre and bus route to the city centre, in catchment for several well thought of primary schools and Olchfa comprehensive school offers spacious living accommodation with two reception rooms and downstairs cloakroom. Externally there is an enclosed rear garden laid mainly to lawn, a tandem garage with electric and power ideal as a workshop and to the front there is a driveway with off road parking for several vehicles as well as a lawned garden. The property comprises: vestibule, living room, L-shaped kitchen with breakfast bar, dining room and cloakroom to the ground floor and three bedrooms and a shower room to the first floor. Benefiting from some updating, internal viewing is highly recommended to fully appreciate the potential of this property which comes to the market chain free. EPC - D

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## GROUND FLOOR

UPVC double glazed entrance door to front leading into:

### Vestibule

Fitted carpet, door to:

### Living Room 5.09m x 4.90m Maximum (16'8" x 16'1" Maximum)

UPVC double glazed window to front, radiator, fitted carpet, feature fireplace with wooden mantle and tiled hearth, stairs to first floor, door to:

### Kitchen 5.81m Maximum x 4.87m Maximum (19'1" Maximum x 16'0" Maximum)

UPVC double glazed window to side, radiator, vinyl flooring, fitted with matching wall and base units with complementary work surfaces over and complementary breakfast bar, stainless steel double sink with left hand drainer and mixer tap, space for freestanding electric cooker, space for larder style fridge freezer, plumbing for washing machine, wall mounted Worcester gas combi boiler, door to lobby, door to:

### Dining Room 5.58m x 2.53m Maximum (18'4" x 8'4" Maximum)

UPVC double glazed patio doors to rear, UPVC double glazed window to side, two radiators, fitted carpet.

### Lobby

UPVC double glazed door to rear, tiled flooring, door to:

### Cloakroom

UPVC double glazed obscured window to side, radiator, tiled flooring, WC, wall mounted wash hand basin.

## FIRST FLOOR

### Landing

UPVC double glazed obscured window to side, fitted carpet, loft access, doors to three bedrooms, door to shower room.

### Bedroom 1 3.86m x 3.14m (12'8" x 10'4")

UPVC double glazed window to rear, radiator, fitted carpet.

### Bedroom 2 3.13m x 3.06m (10'3" x 10'0")

UPVC double glazed window to front, radiator, fitted carpet.

### Bedroom 3 1.94m x 2.29m (6'4" x 7'6")

UPVC double glazed window to front, radiator, fitted carpet.

### Shower Room

UPVC double glazed obscured window to rear, chrome ladder style towel warmer, WC, pedestal wash hand basin, double walk in shower, respatex to walls, vinyl flooring.

## EXTERNAL

To front:

Tarmac driveway offering off-road parking for several vehicles leading to front door and tandem garage and garden laid mainly to lawn with hedging and shrub borders.

To rear:

Tandem garage with electric and power and up and over door to front with pedestrian access door to rear, steps leading to patio seating area, enclosed garden mainly laid to lawn with hedging and trees.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

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

