



57 Dunvant Road, Killay, Swansea, SA2 7NL
£250,000

A three to four bedroom detached dormer bungalow on a level plot with a south facing rear garden and views over Swansea Bay from the first floor. The property has a driveway with parking for up to four vehicles and is in a very popular yet quiet location in Killay near to local amenities including shops, medical centre, public library, cafes and bars and within easy access of the well-thought of Olchfa comprehensive school. The property offers flexible accommodation with a sitting room leading into a conservatory, a kitchen with adjoining utility room, shower room and two rooms recently used as bedrooms on the ground floor and two further bedrooms on the first floor. Externally there is a single detached garage with power and electric and an attached storage shed of solid construction. Early viewing is recommended. The property comes to the market chain free.

£250,000



GROUND FLOOR

Hallway

UPVC double glazed entrance door to side, radiator, door to kitchen, door to sitting room, doors to two bedrooms, door to shower room, door to under stairs storage cupboard, stairs to first floor.

Sitting Room 5.89m x 3.34m maximum (19'4" x 10'11" maximum)

UPVC double glazed tilt and turn doors giving access to conservatory, two radiators, marble effect mantelpiece, surround and hearth with inset gas fire.

Conservatory 3.03m x 3.26m (9'11" x 10'8")

Conservatory of double glazed uPVC construction with polycarbonate roof.

Kitchen 3.02m x 3.28m (9'11" x 10'9")

UPVC obscured double glazed door giving access to utility room, uPVC double glazed window to utility room, fitted with a range of matching wall and base units with complementary work surface over, cupboard housing wall mounted Worcester gas Combi boiler, integrated electric double oven, Neff four ring gas hob and extractor fan over, one and a half bowl stainless steel sink with right hand drainer and mixer tap over, wall tiling, floor tiling,

Utility Room

Utility room of double glazed uPVC construction with polycarbonate roof, power and electric, plumbing for washing machine, sliding patio doors giving access to rear.

Bedroom 1 4.45m x 3.34m (14'7" x 10'11")

UPVC double glazed window to front, radiator, fitted wardrobes and matching drawer and cupboard unit.

Bedroom 2 3.24m x 3.29m (10'8" x 10'10")

UPVC double glazed window to front, radiator.

Shower Room

UPVC obscured double glazed window to side, ladder style towel warmer, WC, pedestal wash hand basin with mixer tap over, double shower unit with electric shower, wall tiling, floor tiling.

FIRST FLOOR

Landing

Door to storage cupboard, doors to two bedrooms.

Bedroom 3 2.86m x 4.91m (9'5" x 16'1")

UPVC double glazed window to front, radiator, two sliding door fitted wardrobes.

Bedroom 4 2.64m x 3.88m (8'8" x 12'9")

UPVC double glazed window to side, radiator, double doors giving access to storage space.

EXTERNAL

To front: Driveway to side providing parking for up to four vehicles which leads to a single garage with up and over door, electric and power with small storage shed of solid construction attached. Area laid to lawn with decorative gravel borders planted with shrubs.

To rear: Pedestrian gate giving access to enclosed rear south facing garden, paved patio sitting area, lawn, raised decking seating area, shrub borders, gravelled decorative corner border.

TENURE: Leasehold

COUNCIL TAX: E

EPC RATING: C

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

