



95 Broadmead, Killay, Swansea, SA2 7EJ  
**Offers In The Region Of £154,950**



Offered to the market is a spacious 3 bedroom Town House with views to the rear over Dunvant Rugby Ground and surrounding woodland. The accommodation is set over 3 levels with the Ground Floor comprising: Entrance Hallway, open plan L-Shaped lounge/kitchen/dining room. To the lower Ground Floor there is a rear Hallway/utility leading to a Cloakroom, second reception room which could lend itself to multiple uses including guest bedroom/playroom/teenage lounge or an office. Off the first floor landing there are 3 bedrooms (2 doubles and 1 single) together with a bathroom. This home benefits from having gas central heating and uPVC double glazing. Broadmead is ideally situated to take full advantage of the cycle path, shops, schools and children's park. Viewing is strongly recommended to fully appreciate this property.

## Offers In The Region Of £154,950



### Ground Floor

#### Entrance Hallway

UPVC entrance door to front, radiator, door to open plan living room kitchen diner. Door to stairs to lower ground floor, door to understands storage cupboard, door to kitchen, stairs to first floor.

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**Living Room 4.50 m x 3.68 m (14'9" mx 12'1" m)**

UPVC double glazed window to front, radiator, Opening to:

#### Kitchen/Diner 4.61 m x 3.02 m (15'1" mx 9'11" m)

UPVC double glazed French doors to rear, UPVC double glazed window to rear, radiator, fitted with a range of matching wall and base units with complimentary work surfaces over, integrated Slimline dishwasher, plumbing for washing machine, freestanding electric double oven with ceramic for burner electric hob with extractor fan over, space for larder style fridge freezer.

#### Lower Ground Floor

#### Rear Hallway/Utility

UPVC entrance door to rear, plumbed for washing machine, door to cloakroom. Access into additional reception room.

#### Cloakroom

UPVC obscure double glazed window to rear, WC, Wall mounted wash hand basin.

#### Sitting Room/Teenage Room/Guest Bedroom/Office 4.92 m x 2.48 m (16'2" mx 8'2" m)

UPVC double glazed window to rear

#### First Floor

#### Landing

Doors to 3 bedrooms, door to storage cupboard, door to bathroom.

#### Bedroom 1 3.85 m x 3 m (12'8" mx 9'10" m)

UPVC double glazed window to rear, radiator, built-in wardrobes.

#### Bedroom 2 2 3.83 m x 3.22 m (6'7" 12'7" mx 10'7" m)

UPVC double glazed window to front, radiator, built in wardrobe.

#### Bedroom 3 2.90 m x 2.36 m (9'6" mx 7'9" m)

UPVC double glazed window to front, radiator, built in storage cupboard.

#### Bathroom

2UPVC obscure double glazed windows to rear, radiator, WC, pedestal wash hand basin, panelled bath with glass shower screen and electric shower over, tiled walls.

#### External

Front  
Lawned front with steps leading down to the entrance door.  
Rear  
Parking to two vehicles.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** C

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

