



14 Heol Glasnant, Killay, Swansea, SA2 7BX
£185,000

Situated in an excellent location with sea views, we are delighted to offer this 3 bedroom semi-detached home. Downstairs comprises: sitting room, lounge, kitchen, cloakroom. Upstairs consists: three bedrooms, shower room, WC. Externally to the rear is a garden ready to be landscaped. To the front is a driveway giving access to a store room as well as steps leading up to the front of the property. Being close to to centre of Killay, the property benefits from access to: shops, post office, bakeries, public house, and good bus routes. Further, the lounge has stunning views onto Clyne and Mumbles head. Viewing strongly recommended. EPC-E

£185,000



Ground Floor

Hallway

Obscured door to front, radiator, doors to: lounge, sitting room, cloakroom, kitchen

Sitting Room 1.7 x 2.96 max (5'7" x 9'9" max)

Double glazed windows to front and rear, radiator, fireplace with complimentary surround and hearth

Lounge 4.65 x 3.34 (15'3" x 10'11")

Double glazed windows to front and side, double glazed sliding door to side, radiator, fireplace with stone surround and marble-like hearth with mantelpiece over

Kitchen 3.24 x 2.73 (10'8" x 8'11")

Double glazed windows to rear and side, Double glazed obscured glass door to side, matching wall and base units with work surfaces over, one and a half bowl sink with mixer tap over, space for fridge, space for electric oven and hob, plumbing for washing machine and dishwasher

Cloakroom

WC, wall mounted wash hand basin

First Floor

Landing

Window to rear, double glazed window to front, radiator. Doors to: 3 bedrooms, shower room, WC, storage cupboard

Bedroom 1 2.86 x 3.35 (9'5" x 11'0")

Double glazed windows to front, radiator

Bedroom 2 3.33 x 2.88 (10'11" x 9'5")

Double glazed windows to front and rear, radiator

Bedroom 3 2.4 x 1.49 (7'10" x 4'11")

Double glazed windows to rear, radiator

Shower Room

Window to side, pedestal wash hand basin, corner shower with shower head attachment over, wall mounted ladder style towel warmer

WC

Window to side, WC

Exterior

To the front is a drive suitable for parking several vehicles, area laid to lawn, boarded by mature shrubs and trees, steps to front of property. Access to storeroom. To the rear is an area laid to lawn boarded by mature shrubs and trees

TENURE: Leasehold

Details to be confirmed

COUNCIL TAX: E

EPC RATING:E

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

