



44 Ffordd Taliesin, Killay, Swansea, SA2 7DF  
£244,950

Dawsons  
estate agents

No Chain! Offered to the market is this immaculate inside and out detached dwelling located in the sought after Hendrefoilan Woods Development with easy access to the well regarded Hendrefoilan Primary School and Olchfa Comprehensive together with local shops and amenities in Killay. The accommodation briefly comprises: Hallway, Cloakroom, front facing Lounge with focal fireplace, rear modern kitchen/dining room which leads through to a good size utility room complete with a host of built in appliances and light and airy conservatory perfectly placed with garden views. Off the first floor landing there are 3 bedrooms (bedroom 1 & 2 have built in double wardrobes) with the master coming complete with its own private en-suite shower room. Smartly fitted shower room. This property benefits from uPVC double glazing and gas central heating. Driveway parking and neatly maintained rear garden with level seating area. Must be viewed!, EPC-D

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## Ground Floor

### Entrance Hallway

The property is accessed via a uPVC double glazed entrance door with stained glass panels. Textured ceiling and coving. Dado rail. Radiator. Hard wearing flooring. Carpeted turn stairs to first floor landing with useful under stairs storage cupboard. Door right into Cloakroom. Glass panelled door left into Lounge. Glass panelled door straight into Kitchen/Dining Room.

### Cloakroom

White suite comprising closed coupled WC with dual flush. Wash hand basin set on a unit with toiletry cupboards below. Textured ceiling. Half height tiled walls. Chrome ladder style towel warmer. Tiled floor. UPVC double glazed obscure window to side.

### Lounge 5.01m into window x 3.19m (16'5" into window x 10'6")

UPVC double glazed bow window to the front. Textured ceiling and coving. Dado rail. Two radiators. Feature fireplace with marble effect back drop and raised hearth, set in electric fire. Hard wearing flooring. Glass window into Kitchen.

### Kitchen/Dining Room 5.16m x 3.11m (16'11" x 10'2")

Fitted with a vast arrangement of matching wall and base units together with complementary work surfaces over and pull out drawers. Inset one and a half bowl stainless steel sink unit and drainer with swan neck mixer tap. Inset 'Neff' 4 ring gas hob with concealed extractor fan above and built under 'Neff' fan assisted electric oven/grill. Integrated 'Bosch' dishwasher. Space for under counter fridge and separate freezer. Tiling to splash backs. Textured ceiling and coving. Radiator. Storage cupboard. Ladder style white radiator. UPVC double glazed window to the conservatory. UPVC double glazed door leading out to the side of the property with obscure glass panel. Glass panelled door into...

### Utility Room 4.77m x 2.46m (15'8" x 8'1")

Fitted with an arrangement of white wall and base units together with complementary work surfaces over. Inset single bowl sink unit and drainer. Integrated freezer and 'Lamona' tumble dryer. Plain plastered ceiling with spot lights. Two radiators. Laminate flooring. UPVC double glazed window to the front. UPVC double glazed door to the rear with obscure glass panel.

### Conservatory 4.71m x 3.18m (15'5" x 10'5")

Of part uPVC and brick construction with vaulted polycarbonate roof. Wall fitted electric heater. Laminate flooring. UPVC double glazed door leads out to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side. Textured ceiling and coving. Built in airing cupboard housing 'Glow Worm' gas central heating boiler with radiator and shelving. Dado rail. Spindled banister. Fitted carpet. From this area access is provided to the 3 bedrooms and shower room.

### Shower Room 2.47m x 1.87m (8'1" x 6'2")

Three piece white suite comprising closed coupled WC with dual flush. Wash hand basin set on a unit with toiletry cupboard below. Step in corner shower enclosure with double slide open doors. Textured ceiling. Tiled walls with a decorative border. Wall fitted cupboard with mirrored fronts. Chrome ladder style towel warmer. Tiled floor. UPVC double glazed obscure window to the side.

### Bedroom One 4.07m x 2.63m (13'4" x 8'8")

UPVC double glazed window to the rear. Textured ceiling and coving. Radiator. Built in double wardrobe. Fitted carpet. Door to ...

### En-suite

White suite comprising closed coupled WC with dual flush. Wash hand basin set on a unit with toiletry cupboards below. Step in shower enclosure with folding door. Textured ceiling. Extractor fan. Shaver point. Tiled walls with a decorative border. Chrome ladder style towel warmer. Tiled floor. UPVC double glazed obscure window to the rear.

### Bedroom Two 3.10m x 2.77m (10'2" x 9'1")

UPVC double glazed window to the front. Textured ceiling and coving. Radiator. Built in double wardrobe. Fitted carpet.

### Bedroom Three 2.34m x 1.96m (7'8" x 6'5")

UPVC double glazed window to the front. Textured ceiling and coving. Radiator. Fitted carpet.

## External

### Front

Driveway to the side and additional brick sett parking to the front. Gated access through to the side and further gate to the ..

### Rear

Fully enclosed garden with brick sett patio area and pathway leading to a wooden storage shed with two Astroturf areas to either side. Skirted border with tress and shrubs.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** D

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