



9 Millwood Gardens, Killay, Swansea, SA2 7BE  
£359,000



Situated in the brilliantly convenient Millwood Gardens, we are very pleased to offer this four bedroom detached property that boasts a generous amount of accommodation. The ground floor comprises: entrance hallway, kitchen/diner, conservatory, utility, WC. The second floor then presents a lounge and a bedroom which benefits from an ensuite. The third floor consists of three bedrooms and a bathroom, with one of the bedrooms hosting both an ensuite and a walk in wardrobe. Externally to the rear is a good sized garden with an area laid to lawn as well as a decked area. The property benefits from a generously sized garage that has been extended to store two small cars, which also gives access to the rear garden via a door. Within close proximity to Millwood Gardens is the multitude of amenities in Killay, including: shops, bakeries, medical centre, library, chemist etc. The property is in catchment for Olchfa Comprehensive which was rated "excellent" in its latest inspection. This property comes with no onward chain. Viewing strongly recommended. EPC-C

£359,000



Ground floor

Entrance Hallway

UPVC double glazed pattern door to front, radiator, doors to: kitchen, utility, WC. Stairs to 1st floor

Utility Room 1.24 x 1.83 (4'1" x 6'0")

Radiator, sink and drainer, plumbing for washing machine

WC

UPVC double glazed window to side, radiator, WC, wall mounted wash hand basin

Kitchen 5.92 x 3.14 (19'5" x 10'4")

UPVC double glazed window to front, UPVC double glazed double doors to conservatory, 2 radiators, matching wall and base units with complimentary work

surfaces over, fitted electric oven and hob, 1 and a half bowl sink and drainer with mixer tap over, wine rack, fitted cupboards

Conservatory 3.87 x 4.32 (12'8" x 14'2")

UPVC double glazed windows, uPVC double glazed double doors to rear, two radiators

First Floor

Landing

UPVC double glazed window to rear, radiator. Doors to: lounge, shower room. Stairs to 2nd floor

Lounge 5.91 x 3.27 (19'5" x 10'9")

UPVC double glazed window to front, 2 uPVC double glazed windows to rear, two radiators, fireplace with decorative surround and hearth with mantelpiece

Hallway

UPVC double glazed window to front, radiator, doors to: bedroom one, storage

Bedroom 1 4.08x 3.21 (13'5" x 10'6")

UPVC double glazed window to front, radiator, doors to: walk-in wardrobe, ensuite

Ensuite

UPVC double glazed windows to rear, ladder style towel warmer, shower tray with shower head attachment over, WC, granite style work surface with useful storage cupboards underneath and fitted wash handbasin with mixer tap over

Second floor

Landing

UPVC double glazed window to front, radiator, doors to: three bedrooms, bathroom, airing cupboard

Bedroom 2 4.04 x 3.14 (13'3" x 10'4")

UPVC double glazed window to front, radiator, door to ensuite

Walk-in Wardrobe

UPVC double glazed window to rear, radiator

Ensuite

UPVC double glazed window to rear, radiator, WC, shower tray with shower head attachment over, inset wash hand basin with mixer tap over and useful cupboard underneath

Bedroom 3 2.83 x 3.31 (9'3" x 10'10")

UPVC double glazed window to front, radiator, fitted wardrobes

Bedroom 4 3.01 x 3.03 (9'11" x 9'11")

Two uPVC double glazed windows to side, radiator

Bathroom

UPVC double glazed obscured window to rear, radiator, bath with shower head attachment over, WC, inset wash hand basin with mixer tap over and useful cupboards underneath

Exterior

To the front is a driveway giving access to the garage with up and over door. Front entrance way with chippings. To the rear is a decked area followed by an area laid to lawn with fencing and mature shrubs. Outside tap.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: C

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

