



23 Hen Parc Avenue, Upper Killay, Swansea, SA2 7HA  
£225,000



We are delighted to offer to the market this well presented detached family home located in a sought after quiet cul de sac on the doorstep to the the Gower Peninsula and just over a mile from Killay with the many amenities the local area has to offer. The accommodation is over two floors with the ground floor comprises: Side Entrance Hallway, cloakroom, front facing Lounge with double doors leading through to the rear light and airy dining room. Fitted kitchen which in turn leads through to the laundry room and additional reception room which can be utilised as an office/playroom or sitting room. Off the first floor landing 3 good size bedrooms can be found together with a family bathroom. This property benefits from having uPVC double glazing and gas combi central heating. Externally there is a driveway and access through to a rear south facing elevated garden which backs onto fields. Viewing is essential to appreciate the well presented property set in a prime residential location. EPC-C

£225,000



GROUND FLOOR

SIDE ENTRANCE HALLWAY

Enter via a uPVC double glazed entrance door with obscure glass panel. UPVC double glazed obscure glass window to side. Textured ceiling with coving. Radiator. Carpeted staircase to the left leads up to the first floor landing. Fitted carpet. Access to cloakroom, lounge and kitchen.

CLOAKROOM

Two piece white suite comprising wall fitted wash hand basin with tiled splash back and WC. UPVC double glazed obscure glass window to front. Textured ceiling with coving. Radiator. Vinyl flooring.

LOUNGE 4.74m x 3.78m (15'7" x 12'5")

UPVC double glazed window to front. Textured ceiling with coving. Two radiators. Gas fire with surround. Fitted carpet. Glass panel double doors lead

through to the dining room.

DINING ROOM 3.17m x 3.00m (10'5" x 9'10")

UPVC double glazed door leading out onto the rear garden with windows to either side. Textured ceiling with coving. Radiator. Fitted carpet. Door leading into kitchen.

KITCHEN 3.02m x 2.62m (9'11" x 8'7")

Fitted with an arrangement of matching wall and base units together with pull out drawers and complementary work surfaces over. Inset single bowl stainless steel sink unit with mixer tap and drainer. Space for slot in electric cooker with concealed extractor fan above. Plumbed for under counter dishwasher. Storage cupboard plus under stairs storage cupboard. Textured ceiling. Part tiled walls. Vinyl flooring. UPVC double glazed window to rear. Door leading out into hallway. Door leading to laundry room.

LAUNDRY ROOM 2.57m x 1.77m (8'5" x 5'10")

Fitted wall cupboards. Work top to one side with plumbing under for washing machine. Textured ceiling. Radiator. UPVC double glazed door with obscure glass panels leading out onto the rear garden. Door to:

OFFICE/SITTING ROOM/PLAY ROOM 2.97m x 2.56m (9'9" x 8'5")

L shaped with uPVC double glazed window to front. Textured ceiling. Radiator. Fitted work top.

FIRST FLOOR

LANDING

UPVC double glazed obscure glass window to side. Textured ceiling with coving. Built in airing cupboard housing 'Baxi' gas combination boiler. Fitted carpet. From this area access is provided to the three bedrooms and bathroom.

BEDROOM 1 4.25m x 3.13m (13'11" x 10'3")

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

BEDROOM 2 3.47m x 3.33m (11'5" x 10'11")

UPVC double glazed window to rear. Textured ceiling with coving. Loft access. Radiator. Built in wardrobe. Fitted carpet.

BEDROOM 3 2.69m x 2.55m (8'10" x 8'4")

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

BATHROOM

Fitted with a three piece suite comprising closed coupled WC, full pedestal wash hand basin and panelled bath with 'Gainsborough' electric shower over and curtain rail. Textured ceiling. Tiled walls with a decorative border. Shaver point. Radiator. Vinyl flooring. UPVC double glazed obscure glass window to rear.

EXTERNAL

FRONT

Set back off the road with a driveway, hedged border and lawn. Water tap. Gated access leads through to the ...

REAR

Fully enclosed south facing garden which is set over 3 levels with patios, lawn and central sitting area. This garden backs onto fields.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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

