



340 Gower Road, Killay, Swansea, SA2 7AE
Offers In The Region Of £565,000

Offered to the market with a true 'wow' factor is this five bedroom detached home in Killay. Built in 1927 and coming fully refurbished, this delightful home boasts a generous amount of accommodation briefly comprising: entrance hallway, cloakroom, WC, lounge, sitting room, kitchen/diner (extremely stylish and new Wren Milano Infinity Plus kitchen), utility room, conservatory. The first floor then presents five bedrooms, one of which benefits from an ensuite, and a family bathroom. In addition, the property has a new Worcester Combi boiler including Hive controllers. Externally to the front is a driveway that has recently been laid with tarmac providing parking for several vehicles. To the rear leading from the double doors of the conservatory is a patio area suitable for socialising and entertaining leading to an area laid to lawn. Furthermore the rear elevation presents other decorative areas featuring a variety of mature shrubs and trees, as well as an outbuilding. In addition, the property has a wireless burglar alarm and external CCTV, and further benefits from Virgin ultra-fast broadband. The property lies in an excellent location, close to the multitude of amenities in Killay as well as having easy access to Olchfa Comprehensive School. Viewing is highly recommended. EPC - D

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Ground Floor

Entrance Hallway

Double glazed composite obscured door to front, double glazed obscured windows to front, contemporary radiator, doors to: lounge, sitting room, kitchen/diner. Open plan into cloakroom giving access to door to WC. Stained glass window. Under stairs storage

WC

Window to front, WC, wall mounted ladder style towel warmer, wall mounted wash hand basin with useful cupboard underneath

Lounge 5.23 into bay x 4.72 (17'2" into bay x 15'6")

Double glazed bay window to front, two contemporary radiators, ceiling rose

Sitting Room 4.72 x 3.95 max (15'6" x 13'0" max)

Double glazed window to front, two stained glass windows to side, two contemporary radiators

Kitchen/Diner 6.81 max x 3.96 (22'4" max x 13'0")

Double glazed windows to rear and side, two contemporary radiators, luxuriously fitted Wren Milano Infinity Plus kitchen with complementary wall and base units and luxury laminate work surfaces over, gas hob, fitted Neff slide and hide electric oven, Neff combined microwave/oven, integrated Neff dishwasher and Grundig dishwasher, breakfast bar with walnut block work surface, inset double sink with mixer tap and waste disposal unit incorporated, space for American fridge freezer, plumbing for fridge/freezer, door to utility, door to conservatory

Utility 2.73 x 1.75 max (8'11" x 5'9" max)

Wren Milano Infinity Plus cabinetry with complementary luxury laminate work surfaces, inset sink with mixer tap over, plumbing for washing machine, space for tumble dryer

Conservatory 3.28 x 4.22 (10'9" x 13'10")

Double glazed double doors to rear, contemporary radiator

First Floor

Bedroom 1 6.16 x 4.01 max (20'3" x 13'2" max)

Double glazed windows to front, triple glazed stained glass double glazed windows to side, radiator, fitted wardrobes, door to ensuite

Ensuite

Ladder style towel warmer, WC, pedestal wash hand basin with mixer tap over, corner shower

Bedroom 2 5.19 max x 4.09 max (17'0" max x 13'5" max)

Double glazed bay window to front, radiator, fitted wardrobes

Bedroom 3 5.05 max x 4.29 max (16'7" max x 14'1" max)

Double glazed windows to rear, contemporary radiator, fitted wardrobes

Bedroom 4 3.31 x 3.17 max (10'10" x 10'5" max)

Double glazed windows to side, radiator

Bedroom 5/Study 2.02 x 2.45 (6'8" x 8'0")

Double glazed window to side, radiator

Bathroom

Double glazed obscured windows to rear, WC, bidet, ladder style towel warmer, pedestal rectangular wash hand basin, panelled bath with shower head attachment over

Exterior

To the rear leading out from the conservatory is a patio area suitable for socialising and relaxing leading to an area laid to lawn with further decorative areas featuring mature shrubs and trees. Outbuilding. Freestanding storage shed and outdoor seating. To the front is a tarmac driveway suitable for parking several vehicles. Various mature shrubs

TENURE: Freehold

COUNCIL TAX: H

EPC RATING:

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

