

325 Gower Road
Killay | Swansea | West Glamorgan | SA2 7AE

FINE & COUNTRY

Welcome to 325 Gower Road, an exceptional detached family residence set within a highly sought-after location, offering a superb combination of space, elegance and versatility throughout. Beautifully presented and thoughtfully arranged, this impressive home enjoys generous accommodation, refined interiors and outstanding outdoor facilities, all set within private and mature grounds.

A true standout feature of this remarkable property is the seamless blend of family living and entertainment space, complemented further by the addition of an outdoor heated swimming pool and hot tub, creating a lifestyle-led home designed for both relaxation and hosting on a grand scale.
Situated in a well-regarded residential setting, the property enjoys convenient access to local amenities, reputable schools, transport links and nearby coastal and countryside attractions, making it an ideal choice for families seeking both comfort and convenience in equal measure.

Let's take a closer look in more detail…

### Approach
As you arrive at 325 Gower Road, the property immediately impresses with its private and well-screened frontage. Electric gates open to reveal a generous in-and-out driveway, laid with chip stone, offering excellent parking and a superb sense of arrival. The approach is framed by mature trees and established greenery, providing both privacy and an attractive natural setting. The driveway wraps gracefully around the front of the home, allowing easy access and departure while enhancing the overall flow of the grounds.

### Entrance Hallway
Stepping inside, you are welcomed into a striking entrance hallway that sets the tone for the rest of the home. A full-height ceiling and galleried landing create a strong sense of space, while natural light filters through a feature window, enhancing the bright and open feel.

The space is finished with stylish flooring and elegant décor, complemented by a feature staircase which acts as a central focal point. From here, there is access to the main reception rooms.

### WC
The useful ground floor WC is well-appointed with a WC, wash basin with storage underneath, full tiling, spotlighting, and a frosted window.

### Lounge
The lounge is a superb principal reception room, generous in size and filled with natural light. A large front window together with two French doors to the rear allow light to flow through the space throughout the day. The space offers oak flooring, spotlighting, decorative coving, and a built-in sound system. A feature fireplace forms a central focal point, adding warmth and character, while the room easily accommodates a range of seating arrangements. With direct access to the rear terrace, this space is perfectly suited for both relaxing and entertaining.















### Turret Sunroom
A truly unique and standout space within the home, the turret-style sunroom is designed to maximise its outlook over the gardens and leisure area. Floor-to-ceiling glazing allows uninterrupted views, while the vaulted turreted ceiling enhances the sense of height and openness. This room enjoys tiled flooring, a sound system, an intercom system, and spot and feature lighting. This is a perfect space for entertaining, reading or simply enjoying the garden setting year-round.

### Games Room
A highly versatile and entertaining space, the games room offers a fantastic social setting within the home. Generously proportioned, it features a fitted bar area with storage, ideal for hosting guests, tiled flooring, decorative coving, and spot and feature lighting. A feature fireplace adds character, while a large bay window ensures plenty of natural light. This room is perfectly suited for leisure and recreation, making it a true lifestyle addition to the property.

### Sitting Room
Positioned just off the main entrance hall, the sitting room offers a more intimate and relaxed living space. Bright and inviting, it enjoys pleasant outlooks and benefits from a feature fireplace that creates a cosy focal point, oak flooring, decorative coving, sound system and spotlighting. This is an ideal second reception room, perfect for quiet evenings or flexible family use.

### Kitchen/Breakfast/Family Room
The heart of the home, this exceptional open-plan space has been designed with modern family living in mind. The room offers tiled flooring, spot and feature lighting, a sound system, and decorative coving. The kitchen area is fitted with a range of quality handmade units complemented by granite worktops, incorporating a selection of integrated appliances including a Falcon double oven, 5-ring gas hob, elevated extractor fan, Bosch microwave, NEFF dishwasher, fridge/freezer, and a Franke one-and-a-half sink. A central island provides additional preparation space, storage, and informal seating, while also acting as a natural divider within the room. The breakfast area sits adjacent to the kitchen, offering ample space for a large dining table and direct access to the rear terrace through French doors. The family area flows seamlessly from the kitchen, creating a relaxed living zone ideal for everyday life, all enhanced by natural light and garden views.

### Dining Room
For more formal entertaining, the dining room offers a separate yet connected space from the main open-plan living area. Well-proportioned, it benefits from French doors opening onto the rear terrace, allowing for easy indoor-outdoor hosting. This room enjoys oak flooring, a sound system, decorative coving, and spot and feature lighting, making it ideal for dinner parties or special occasions.

### Utility Room
A highly practical space, the utility room offers additional fitted storage and worktop space, along with a sink and appliance provision. Finished in a complementary style to the kitchen, it also features an integrated wine cooler, tiled flooring, spotlighting, decorative coving, and space for an American-style fridge/freezer. This room also provides access to the inner hallway and the front of the home.













Inner Hallway
This area provides access to the home office, boot room, pantry and laundry room.

Home Office
The home office is a superb addition, featuring a large bay window to the front which allows natural light to flood in, along with oak flooring, spotlighting, and decorative coving. The room also benefits from a bespoke solid oak desk with integrated storage and shelving, creating an ideal work-from-home space.

Boot Room
The boot room provides a useful transitional space for everyday entry and exit, ideal for coats, shoes and general storage. Practical and well-designed, it helps keep the main living areas clutter-free while maintaining easy access to the rear of the property.

Pantry
A dedicated pantry offers excellent additional storage, fitted with shelving and lighting, ideal for dry goods and household essentials.

Laundry Room
The laundry room is well-equipped with fitted units, sink and appliance space, providing a dedicated and functional area for household management.

Lower Ground Floor – Gym & Spa Area
A fantastic addition to the home, the lower ground floor provides a dedicated leisure and wellness space. The gym is well-proportioned and equipped for a range of fitness uses, featuring mirrored walls and space for multiple machines. Adjacent to this is a sauna and shower wet room, creating a private spa-style environment within the home.

Ground Floor Shower Room
The shower room is fitted with a WC, wash basin, walk-in shower, full tiling, an extractor fan, and a frosted window to the rear.











**Gallery Landing**
The staircase rises to a spacious, carpeted galleried landing overlooking the entrance hallway below. This area is bright and open, with decorative lighting, and provides access to the first-floor accommodation.

**Principal Suite**
The principal suite is an expansive space, designed as a private retreat within the home. The bedroom itself is generously sized, filled with natural light from dual-aspect windows and offering ample space for furnishings, carpet, spotlighting, a sound system, and decorative coving. A dedicated dressing area provides fitted wardrobes and vanity space, leading through to a beautifully appointed en-suite bathroom featuring a WC, Jacuzzi bath, twin vanity units, large walk-in shower, two heated towel rails, spotlighting, a sound system, extractor fan, TV, full tiling, and a frosted window.











**Bedroom Two with En-Suite**
A spacious double bedroom situated to the front of the home, complete with carpeting, spotlighting, and built-in fitted storage. The private en-suite shower room is furnished with a WC, wash basin with storage underneath, feature bath, shower cubicle, full tiling, spotlighting, and a Velux window.

**Bedrooms Three with En-Suite**
Another generous double bedroom positioned to the rear of the home with lovely outlooks of the garden. Benefitting from laminate flooring, spotlighting, fitted storage and a private en-suite equipped with a WC, feature glass wash basin, fitted jacuzzi style bath, shower cubicle, heated towel rail, fully tiled, spotlighting, and a Velux window.

**Bedroom Four**
A bright and well-proportioned double bedroom with triple aspect window overlooking the beautiful garden, allowing natural light to flood in. Here you have carpeting, spotlighting, decorative coving, and an array of fitted wardrobes and a vanity area.

**Bedroom Five**
A further well-proportioned double bedroom, positioned to the front of the property and enjoying a front-facing window. The room benefits from carpeting, spotlighting, decorative coving, and a range of fitted wardrobes along with a vanity area.

**The Study**
A versatile space currently used as a study, but equally suited to use as a nursery, hobby room, or additional bedroom if required. The room also benefits from fitted storage and a window seat.

**Book Nook**
Along the landing, you will find a recessed area currently used as a book nook/reading space, featuring a large array of fitted bookshelves and a fitted window seat.

**Family Bathroom**
Stylishly appointed, the family bathroom features a modern suite including a feature Jacuzzi-style bath, large walk-in shower, WC and wash basin with storage underneath, heated towel rail, full tiling, spotlighting, extractor fan, and a frosted window to the front.













Step Outside…

The outdoor space is a true highlight of 325 Gower Road, offering a beautifully landscaped and private setting designed for both relaxation and entertaining. Expansive patio areas extend from the rear of the property, providing an ideal space for outdoor dining and social gatherings while overlooking the gardens. A lower terrace reveals the standout feature of the grounds, a heated outdoor swimming pool and separate hot tub, creating a resort-style environment at home.

Beyond this, the gardens continue with extensive lawned areas, mature planting, established trees and a variety of seating zones, offering complete privacy and a stunning natural backdrop.

Triple Garage & Above Accommodation

The property benefits from a substantial triple garage, providing excellent parking and storage. It offers three up-and-over electric doors, sensor lighting, electricity, and two additional pedestrian doors. Above the garage is a large, versatile space with a WC, offering potential for use as a home office, studio space, or guest accommodation.

Electric Gates & Smart Access

The property is accessed via electric gates with modern remote and smartphone connectivity, providing secure and convenient entry into the grounds.









## Local Area

Nestled in the highly sought-after suburb of Killay, 325 Gower Road benefits from an outstanding location that combines a strong community feel with immediate access to some of South Wales' most desirable surroundings. Killay is a well-established and popular residential area, known for its friendly village atmosphere, excellent local amenities and convenient day-to-day living, with a selection of shops, cafés, restaurants, pubs and salons all close at hand. The area is particularly well regarded for its schooling, with highly rated primary and secondary options nearby, making it an ideal choice for families.

Just a short drive away lies the world-renowned Gower Peninsula, the UK's first Area of Outstanding Natural Beauty, offering spectacular beaches, dramatic coastal walks and endless outdoor pursuits including surfing, hiking and cycling. Swansea city centre is also within easy reach, providing extensive retail, leisure and cultural facilities including the Marina, waterfront dining, theatres and major shopping centres.

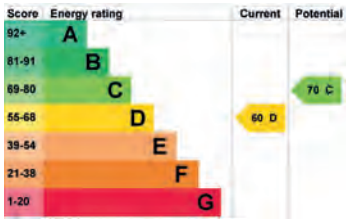
The area is exceptionally well connected, with easy access to the M4 corridor providing links to Cardiff, Bristol and beyond, along with regular public transport services into Swansea and surrounding areas. Excellent healthcare is also nearby, including Singleton Hospital and a range of local medical centres. Overall, Killay offers a superb balance of lifestyle, convenience and connectivity, making it one of the most desirable residential locations in the Swansea region.

### Additional Property Information

Freehold
Tax Band - I
Gas/Electric
Mains Water - Billed
Mains Drainage
Right of access through right hand for neighbour
Tree Preservation Orders
Ultrafast Broadband Available
For mobile coverage please visit https://checker.ofcom.org.uk

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR








*Asking Price* £1,850,000

The Property Ombudsman

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