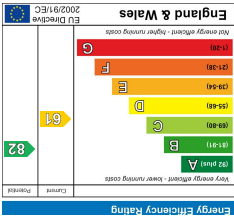
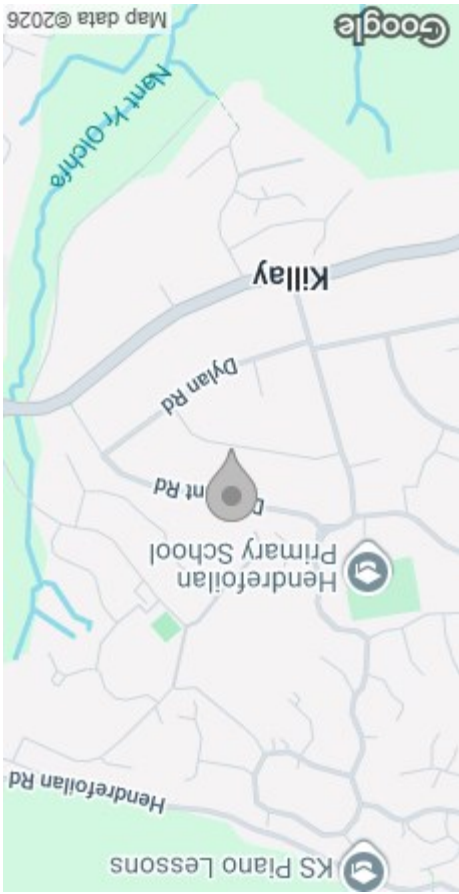


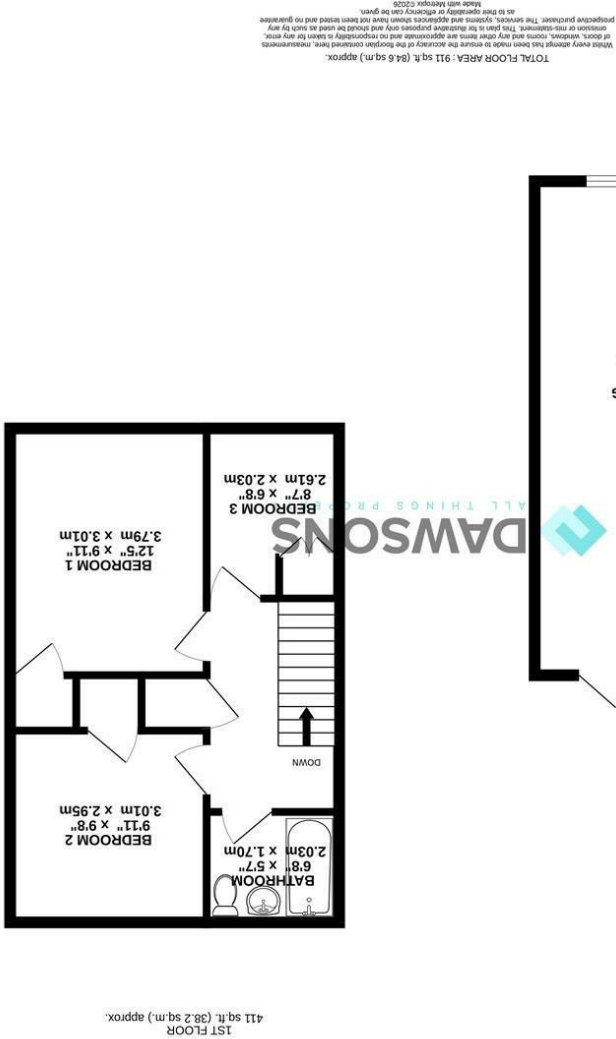
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



20 Landor Avenue
Killay, Swansea, SA2 7BP
Asking Price £325,000

3 2 1 D

GENERAL INFORMATION

Situated in a highly sought-after residential area of Killay, this extended 1960s detached home offers beautifully presented accommodation, generous living space and a wonderful rear garden. Ideal choice for families and those looking to settle in one of Swansea's most desirable locations.

The accommodation is entered via a entrance hallway which leads through to an open-plan lounge, dining area and kitchen, creating a sociable and modern living environment. The front-facing lounge enjoys an abundance of natural light, while the dining area features patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is stylishly fitted with a comprehensive range of units and incorporates a breakfast bar. A door from the kitchen leads through to a practical utility room and a contemporary ground floor shower room.

To the first floor are 3 bedrooms, comprising 2 doubles and a single bedroom, all served by a modern family bathroom. The property further benefits from uPVC double glazing and gas central heating.

Externally, a driveway provides off-road parking and leads to a single garage, with the added convenience of an adjoining outside W.C. The rear garden is a particular feature of the property, offering an excellent space for families and entertaining. Thoughtfully landscaped, it enjoys a generous lawn, colourful flower borders and a tucked-away seating area, providing the perfect spot to relax and unwind.

The location is equally impressive. Killay Precinct is approximately a 10-minute walk away and offers an excellent selection of independent shops, cafés, bakeries, pubs, a chemist, dentist and everyday conveniences. The property also falls within the highly regarded Hendrefoilan Primary and Olchfa School catchment areas, while the beautiful Clyne Valley Country Park is within easy walking distance, providing scenic woodland walks leading through to Blackpill and Swansea's picturesque seafront.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINING ROOM

24'10" x 13'6" (7.58m x 4.12m)

KITCHEN

15'9" x 7'0" (4.81m x 2.15m)

UTILITY ROOM

7'0" x 3'0" (2.15m x 0.92m)

SHOWER ROOM

7'0" x 3'11" (2.15m x 1.20m)

FIRST FLOOR

LANDING

BEDROOM 1

12'5" x 9'10" (3.79m x 3.01m)



BEDROOM 2

9'10" x 9'8" (3.01m x 2.95m)

BEDROOM 3

8'6" x 6'7" (2.61m x 2.03m)

BATHROOM

6'7" x 5'6" (2.03m x 1.70m)

EXTERNAL

TENURE

FREEHOLD

COUNCIL TAX BANDING

E

EPC RATING

D

SERVICES

Mains gas, electric, water & drainage - metered

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

