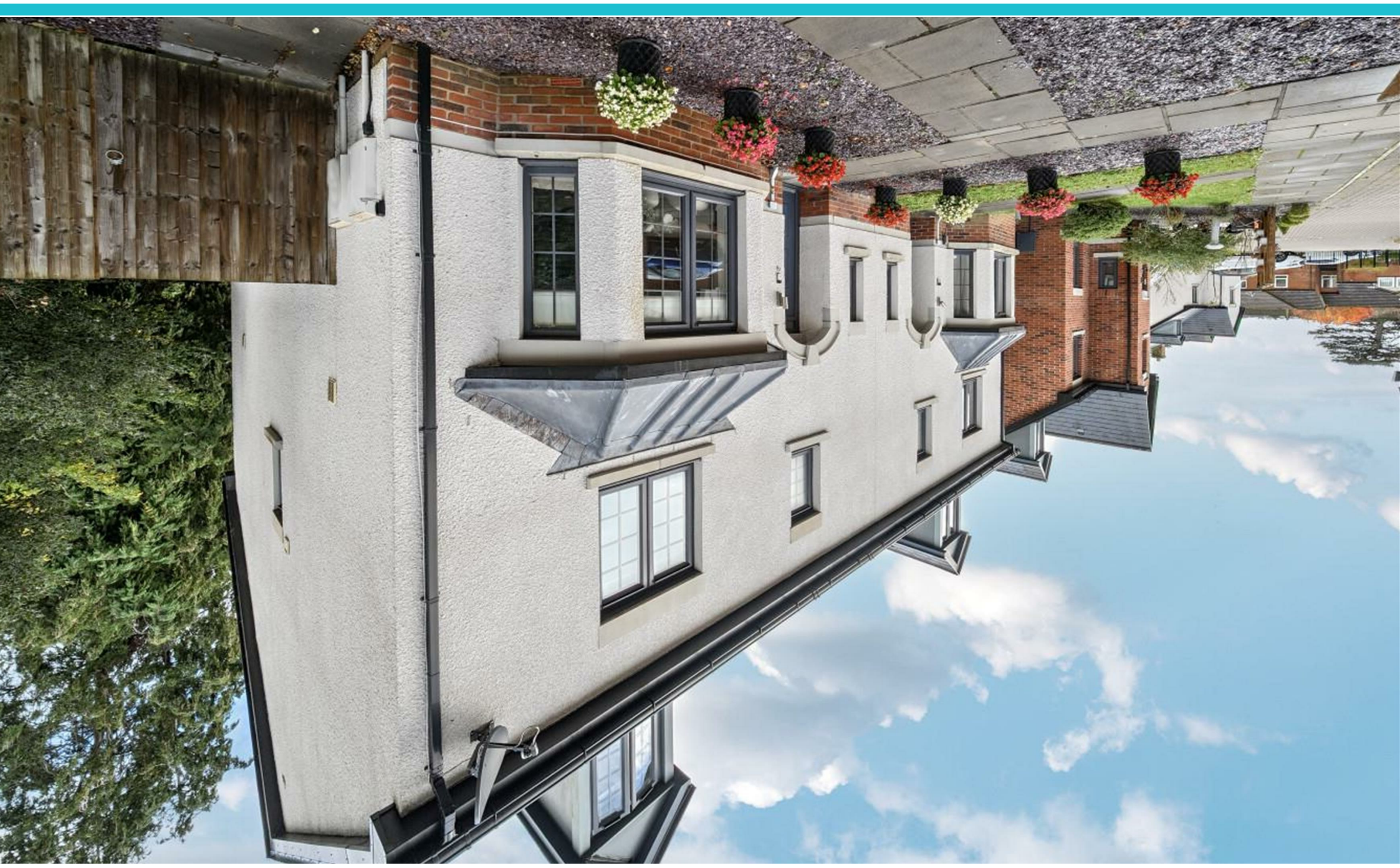
33 Millwood Gardens

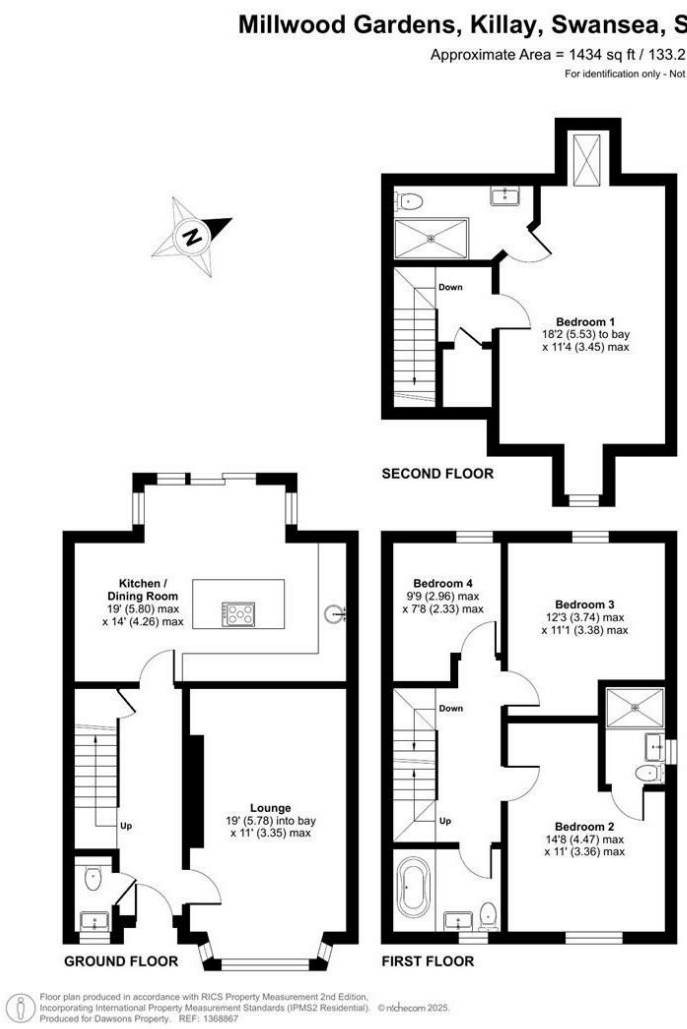
Killay, Swansea, SA2 7BE

Asking Price £400,000

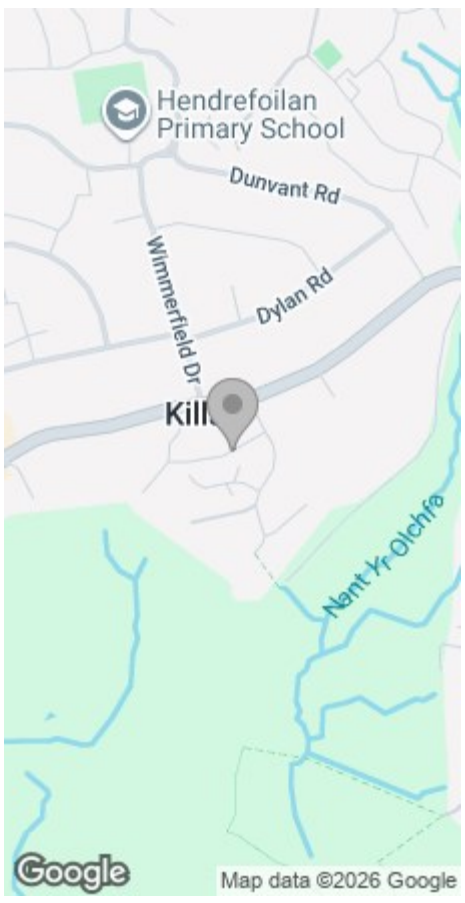
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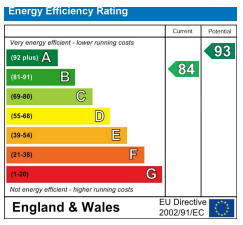
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

Dawsons are delighted to present this stunning four-bedroom townhouse, offering versatile accommodation arranged over three beautifully designed levels. Perfectly suited for modern family living, this exceptional home is located in the heart of Killay, within the sought-after catchment areas for Hendrefoilan Primary School and Olchfa Comprehensive. Millwood Gardens enjoys a prime position on the edge of Clyne Woods, providing easy access to picturesque woodland walks right on your doorstep.

Finished to an impressive standard throughout, the property offers a stylish and contemporary interior. The ground floor features a welcoming lounge complete with a striking media wall and feature electric fire, a convenient cloakroom, and a high-specification Sigma 3 open-plan kitchen/dining area to the rear. Bi-fold doors open seamlessly onto the enclosed rear garden, creating a perfect flow for entertaining and family life.

The first floor comprises three bedrooms — two generous doubles and one single — including a bedroom with a modern en-suite shower room, as well as a beautifully appointed family bathroom. The second floor is home to a luxurious master suite, boasting a spacious bedroom and a stylish en-suite wet room.

Externally, the property benefits from a shared driveway (parking for 2 vehicles), garage, and an enclosed rear garden with lawn and patio areas ideal for outdoor relaxation.

Viewing is highly recommended to fully appreciate this elegant and thoughtfully designed family home.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/DINING ROOM

FIRST FLOOR

LANDING

BEDROOM 2

EN-SUITE SHOWER ROOM

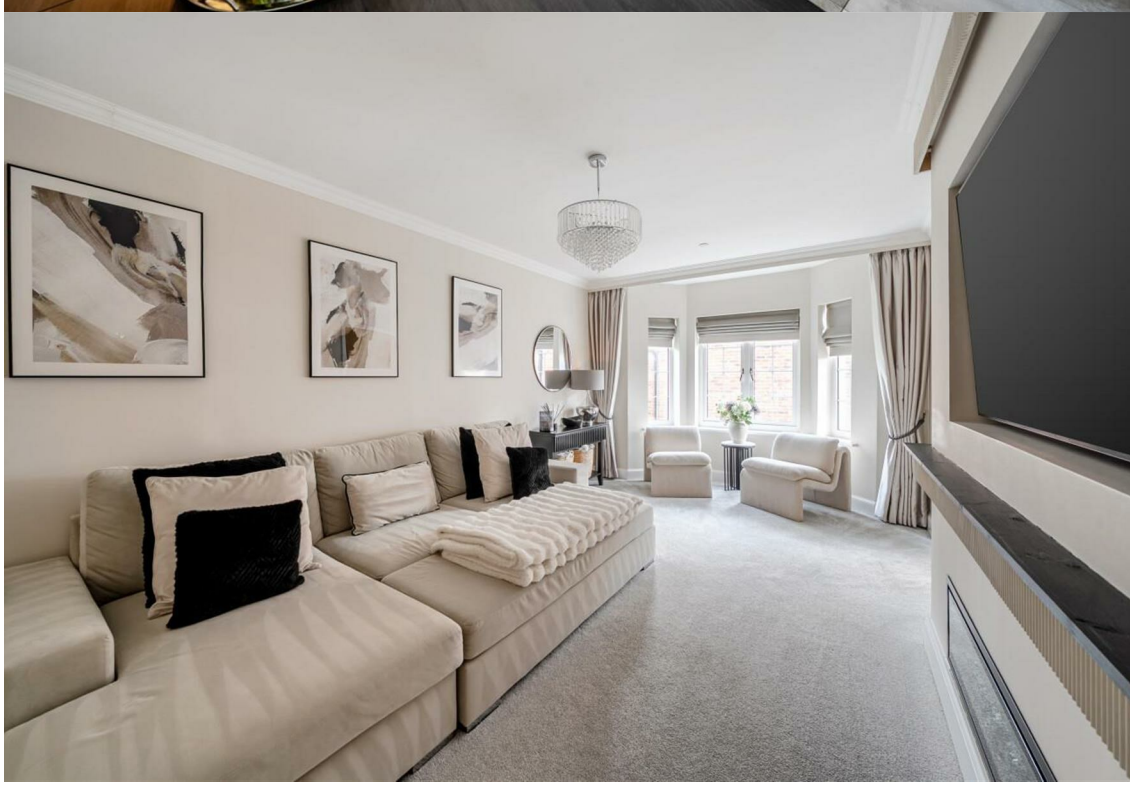
BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

























SECOND FLOOR

LANDING AREA

MASTER BEDROOM

EN-SUITE WET ROOM

EXTERNAL

FRONT- Shared access from Millwood Road into the cul de sac. Pathway to the entrance door and pedestrian gated access to the rear.
REAR - Fully enclosed with paved patio area. Lawn. Outside tap.

PARKING AND GARAGE

Shared brick sett shared driveway leading to a semi detached garage. There is parking for two vehicles in tamdam in front of the garage.

TENURE

Freehold

EPC

B

COUNCIL TAX

F

SERVICES

Mains gas, electric, water (billed) & drainage.

There is currently broadband available at the property via Sky, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Sky. Please refer to Ofcom checker for further information.

ADDITIONAL INFORMATION

There is a TPO on the tree in the rear garden.

N.B.

This is a private road which has not been adopted.