# 502 Gower Road

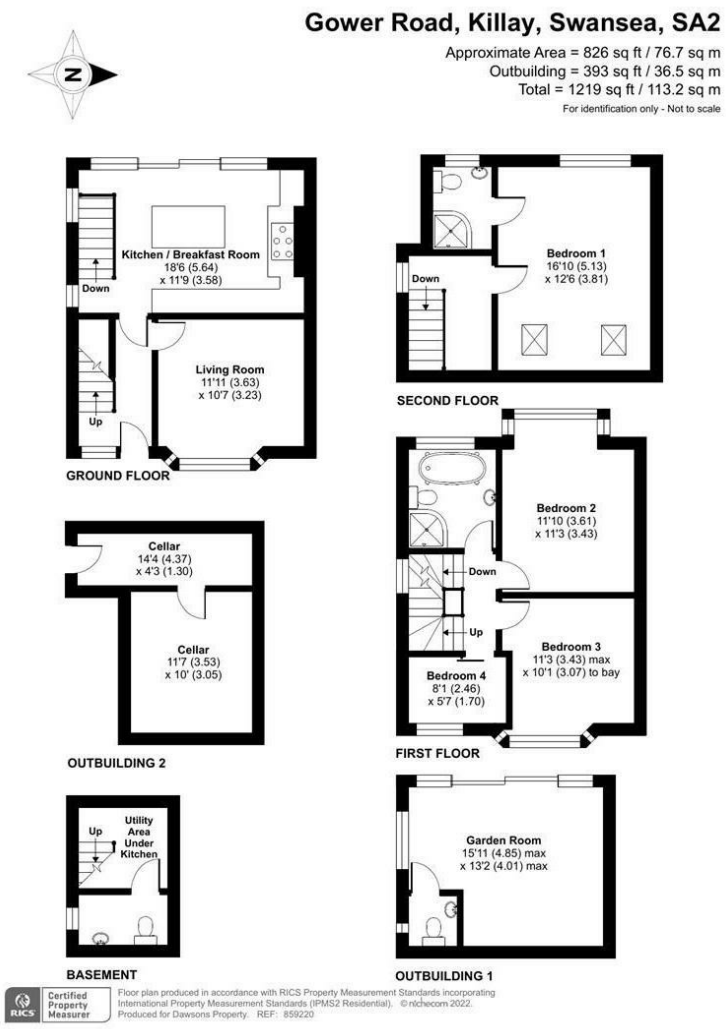
Killay, Swansea, SA2 7DY

**Best Offers Over £400,000**

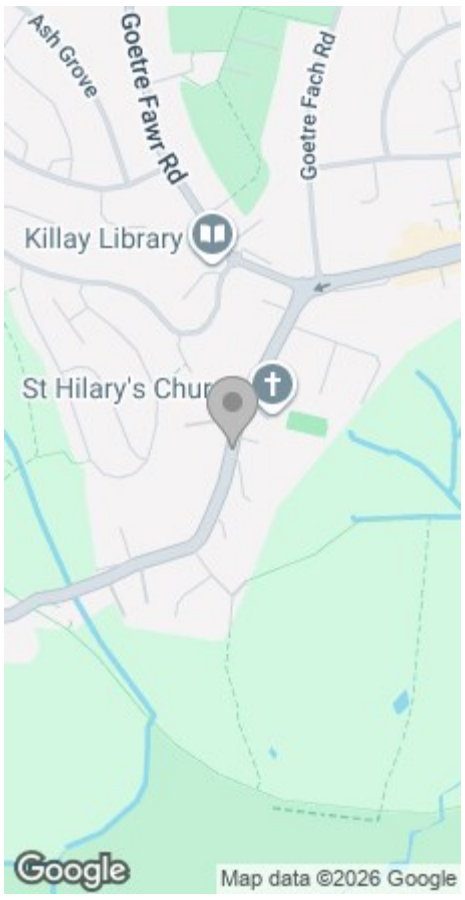
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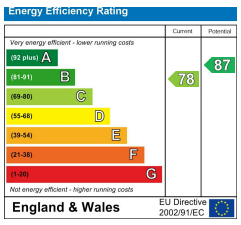

## FLOOR PLAN




## 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.

**90 Gower Road, Sketty, Swansea, SA2 9BZ**
T **01792 299655** E **sk@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

## GENERAL INFORMATION

This beautifully presented, substantial four-bedroom semi-detached family home is located in the heart of Killay, offering spacious and versatile accommodation across four levels. Thoughtfully designed and full of character, it blends traditional charm with modern living, making it an ideal family home.

The ground floor welcomes you with an inviting entrance hall leading to a bright and airy living room with a feature bay window. To the rear, a generous kitchen and breakfast room provides the perfect space for family gatherings and entertaining, with doors opening out onto a balcony — an ideal spot to relax and enjoy the open aspect.
The basement level includes a practical utility room, cloakroom, and additional storage, providing excellent flexibility for family life.

On the first floor, there are three bedrooms and a modern family bathroom, while the top floor hosts the impressive principal bedroom complete with ensuite shower room, offering a peaceful private retreat.

Externally, the property features a large rear garden mainly laid to lawn with a decked seating area and raised beds, creating an attractive and private outdoor space. To the front, there is off-road parking, adding to the convenience of this superb home.

Situated in a sought-after location close to local shops, schools, and amenities, and within easy reach of the Gower Peninsula, this home perfectly combines lifestyle, comfort, and practicality. Viewing is highly recommended to appreciate the size and layout of this well presented family home.

## FULL DESCRIPTION



**GROUND FLOOR**

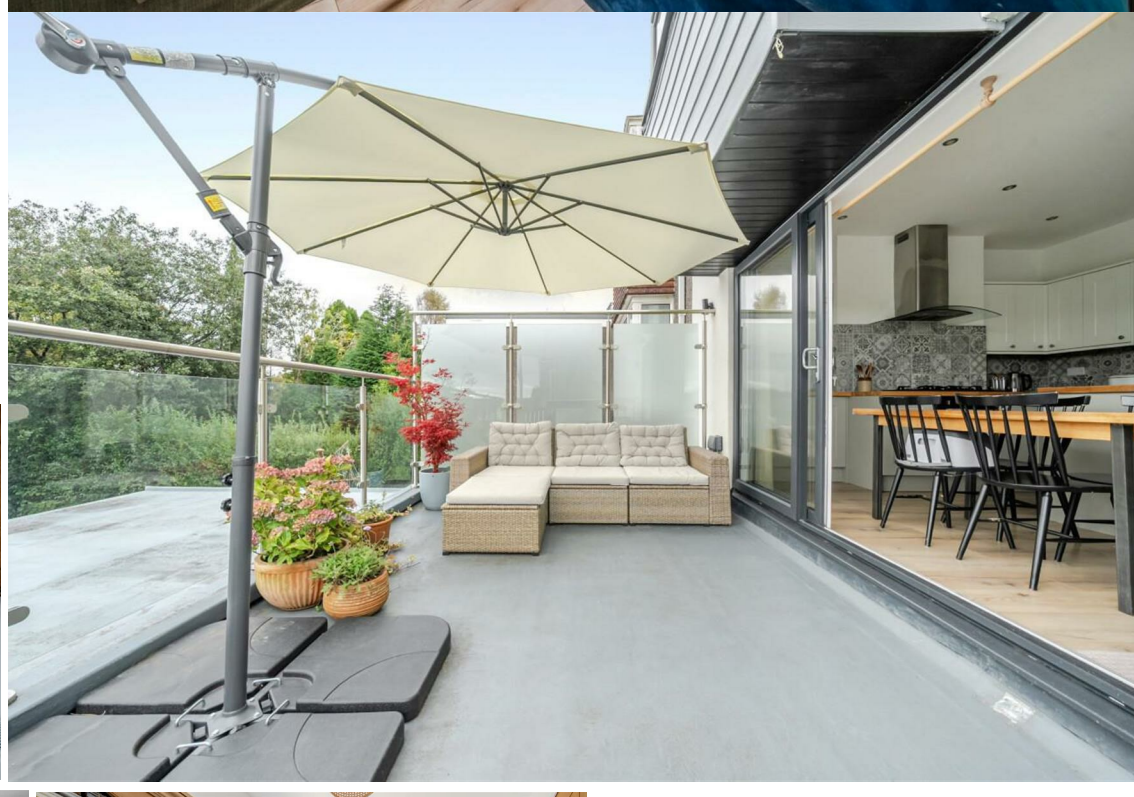
**ENTRANCE HALL**

**LIVVING ROOM**
11'10" x 10'7" (3.63 x 3.23)

**KITCHEN/BREAKFAST ROOM**
18'6" x 11'8" (5.64 x 3.58)



**BALCONY**
16'4" x 10'0" (5.00 x 3.06)



**BASEMENT**

**UTILITY ROOM**
11'0" x 7'4" (3.36 x 2.24)

**CLOACKROOM**

**FIRST FLOOR**

**LANDING**









**BEDROOM 2**
11'10" x 11'3" (3.61 x 3.43)

**BEDROOM 3**
11'3" max x 10'0" into bay (3.43 max x 3.07 into bay)

**BEDROOM 4**
8'0" x 5'6" (2.46 x 1.70)

**FAMILY BATHROOM**

**SECOND FLOOR**

**LANDING**







**BEDROOM 1**
16'9" x 12'5" (5.13 x 3.81)

**ENSUITE SHOWER ROOM**

**EXTERNAL**

**CELLAR**
11'6" x 10'0" (3.53 x 3.05)

**GARDEN ROOM**
15'10" x 13'1" (4.85 x 4.01)

**CLOACKROOM**



**REAR GARDEN**
Large garden laid to lawn with decking area and raised beds.





**PARKING**
Off road parking to front

**TENURE**
Freehold

**EPC**
C

**COUNCIL TAX**
D

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

There is currently broadband available at the property via Vodafone, 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 Three. Please refer to Ofcom checker for further information.