

2 Beaumont Grove
Upper Killay | Swansea | SA2 7BJ

FINE & COUNTRY

Set within an exclusive gated development of just nine individually designed luxury homes, 2 Beaumont Grove is an exceptional four double bedroom detached property, beautifully presented throughout and finished to an outstanding standard. Completed by Westacres in 2022, the home combines contemporary design with high-quality craftsmanship, featuring elegant oak internal doors, stylish interiors and an impressive specification. Low-maintenance landscaped gardens and generous driveway parking further enhance this superb family home, offering the perfect blend of luxury, comfort and practicality.

Upper Killay is one of Swansea's most sought-after residential locations, offering the perfect balance of peaceful suburban living and everyday convenience. Surrounded by beautiful countryside yet within easy reach of Swansea city centre, the Gower Peninsula and the stunning local coastline, the area is particularly popular with families and professionals alike. Excellent schools, a range of local shops, cafés, supermarkets, public houses and recreational facilities are all close by, while wonderful walking routes, cycle trails and nearby golf clubs provide an enviable outdoor lifestyle.

Let's now take a look in more detail…

Approach
Journeying through the desirable suburb of Upper Killay, you are welcomed to Beaumont Grove via impressive double metal entrance gates complete with an intercom system, offering both privacy and security. Sweeping around to the left of this exclusive development, Number 2 immediately stands out. Two generous chip stone driveways provide ample parking for multiple vehicles, comfortably accommodating up to ten cars, while a paved pathway bordered by a level lawn and mature shrubs leads you to the front entrance, setting the tone for the exceptional accommodation inside.

Step inside…

Designed with modern family living in mind, the property showcases high-quality materials throughout. Further enhancing security and peace of mind, the home benefits from a CCTV system, alarm system, intercom system and sprinkler system.

Entrance Hall
Stepping inside, you are greeted by a bright, warm and welcoming entrance hall that immediately showcases the immaculate presentation found throughout the home. Tiled flooring flows beneath stunning chandelier lighting, while your attention is naturally drawn to the beautiful oak staircase with its contemporary glass balustrade and feature lighting leading to the first floor. Serving as the central hub of the property, the hallway provides access to the lounge, study, cloakroom and impressive open-plan kitchen/dining/breakfast room, together with a useful understairs storage cupboard. The intercom and alarm system control panel are also conveniently located here.

Cloakroom
Conveniently positioned on the ground floor, the cloakroom comprises a Roca WC, a feature wash hand basin with vanity storage beneath, a heated towel rail, extractor fan, spotlighting, partially tiled walls and tiled flooring.

Lounge
The lounge is a beautifully presented reception room, enjoying an abundance of natural light from a large front-facing window and expansive patio doors overlooking the rear garden, connecting the indoor and outdoor spaces. A striking media wall creates an attractive focal point, incorporating space for an inset 65-inch television above a contemporary electric fireplace that brings warmth to the room. Finished with carpeted flooring and lit by two elegant chandelier-style light fittings, this is a superb space for both relaxing with family and entertaining guests.









Study

Positioned to the front of the property, the study enjoys a large window that fills the room with natural light, together with tiled flooring. Currently arranged as a home office, this versatile room could equally serve as a playroom, additional sitting room or hobby space, adapting effortlessly to suit a variety of lifestyles and family requirements.

Open-plan Kitchen/dining/Breakfast Room

Undoubtedly the heart of the home, this outstanding open-plan kitchen, dining and breakfast room has been thoughtfully designed for modern family living and entertaining alike. Flooded with natural light from a side window and impressive bi-fold doors with electric blinds opening onto the rear garden, the space blends indoor and outdoor living. Tiled flooring extends throughout, complemented by a combination of spotlights and feature lighting. The contemporary kitchen offers an extensive range of wall, tall and base units finished with quartz worktops, incorporating an integrated quartz sunken sink with adjustable tap. A comprehensive selection of integrated NEFF appliances includes two ovens with grill, a dishwasher and space for an American-style fridge/freezer. The room also boasts a substantial island, complete with additional storage, quartz worktops, a NEFF five-ring induction hob with elevated extractor above and breakfast bars to both ends. There is also ample space for a generous dining table, creating a wonderful setting for everyday family life and social occasions.

Utility Room

Located directly off the kitchen, the utility room provides valuable additional workspace and storage. Fitted with a range of wall and base units, it also incorporates a stainless steel sink, tiled flooring, spotlighting and an extractor fan. There is space for two under-counter appliances, while an external door provides convenient access to the rear garden.







Landing
Ascending the impressive wide oak staircase with its contemporary glass balustrade and striking feature lighting, you arrive at a beautifully presented first-floor landing. Flooded with natural light from impressive floor-to-ceiling windows overlooking the front, this spacious area is finished with stylish vinyl flooring and lit by two elegant chandeliers, creating a bright and welcoming atmosphere. From here, doors lead to all four double bedrooms, the family bathroom and a useful storage cupboard housing the property's CCTV system.

Principal Bedroom with En-Suite
The principal bedroom is a beautifully presented and generously proportioned, enjoying a large rear-facing window that fills the room with natural light while offering a pleasant outlook over the garden. Finished with vinyl flooring and enjoys central and feature up-lighting, the room also benefits from two double sliding fitted wardrobes with an integrated dressing table positioned between. The private en-suite is equally well-appointed, comprising a Roca WC, a stylish wash hand basin with vanity storage beneath, a walk-in shower, heated towel rail, spotlighting, extractor fan, two shaving points, partially tiled walls, tiled flooring, and a frosted rear window.

Bedroom Two
Bedroom two is another beautifully presented double bedroom, positioned to the front of the property and benefiting from a large window. Complete with a double sliding fitted wardrobe, carpeted flooring and central ceiling lighting.

Bedroom Three
Bedroom three is another well-proportioned double bedroom, enjoying a large rear-facing window that allows plenty of natural light. Finished with attractive vinyl flooring, this versatile space is ideal for family members, guests or could equally serve as an additional home office if required.

Bedroom Four
Bedroom four completes the sleeping accommodation and is another comfortable double bedroom overlooking the front of the property. Featuring carpeted flooring and double sliding fitted wardrobes.

Family Bathroom
The family bathroom has been finished to an excellent standard, comprising a Roca WC, a feature wash hand basin with vanity storage beneath, a fitted bath with handheld shower attachment, a separate walk-in shower, a heated towel rail, spotlighting, extractor fan, two shaving points, tiled flooring, partially tiled walls and a frosted side window








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Step Outside…

Stepping outside, you'll discover a beautifully designed, fully enclosed rear garden that provides a peaceful and private setting for the whole family to enjoy. Designed with low maintenance in mind, the garden combines generous porcelain paved seating areas with AstroTurf, all enclosed by fencing and complemented by attractive shrub and olive tree planting. External lighting and power points further enhance the space, while a pedestrian gate provides convenient access to the front of the property. With bi-fold doors, patio doors and external access seamlessly connecting the house to the garden, outdoor living comes naturally here. Whether relaxing with family, entertaining friends, creating a barbecue area or even installing a hot tub, the space offers exceptional versatility. To the front, Number 2 enjoys a unique advantage within the development, with extensive parking for up to ten vehicles across two generous chip stone driveways. The additional side parking also offers exciting potential for future extension, subject to the necessary planning consents.

Garage

Complementing the property's impressive accommodation is a single garage fitted with an electric up-and-over door together with a useful pedestrian access door to the rear. Fully insulated, the garage offers excellent storage or gym in its current form while also presenting exciting potential to be converted into an additional reception room or office, subject to the necessary planning permissions and building regulations.









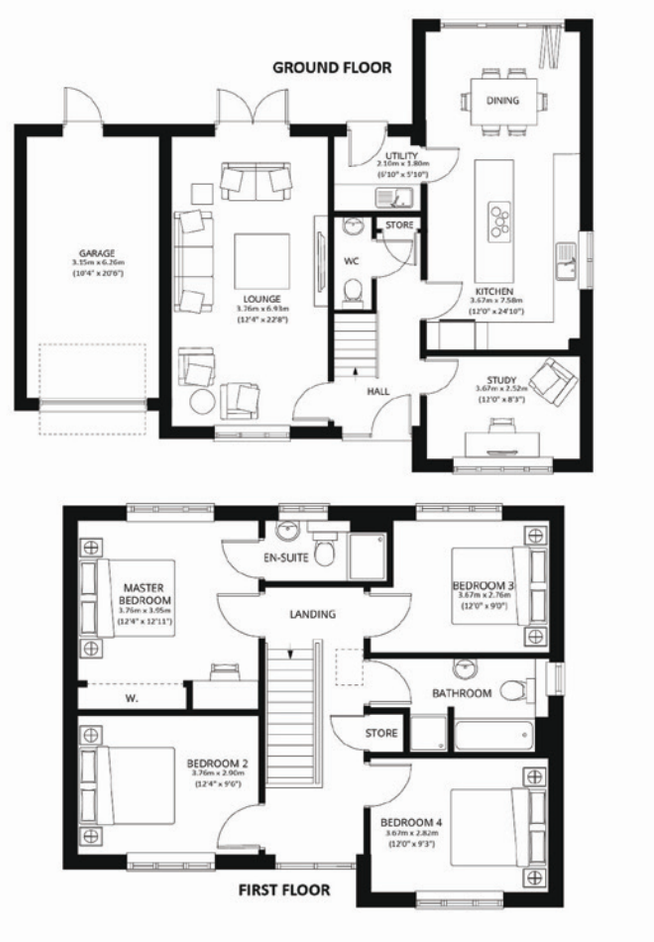
Local Area

Upper Killay is one of Swansea's most sought-after residential locations, offering an excellent balance of peaceful suburban living and everyday convenience. Popular with families and professionals alike, the area benefits from a range of local shops, cafés, public houses, supermarkets, healthcare facilities and highly regarded primary and secondary schools. Surrounded by beautiful countryside, residents can also enjoy nearby Clyne Valley Country Park with its scenic woodland walks and cycle trails, while the breathtaking Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty, is just a short drive away, boasting some of the UK's most spectacular beaches including Caswell Bay, Langland Bay, Three Cliffs and Rhossili.

Excellent transport links make Upper Killay an ideal base for commuters, with regular bus services, easy access to the A4118 and M4 motorway, and Swansea Railway Station offering direct services to Cardiff, Bristol and London. Swansea city centre, Singleton Hospital and Swansea University are all within easy reach, while the vibrant seaside village of Mumbles is just a short drive away, offering an excellent selection of independent boutiques, cafés, restaurants, traditional pubs and its picturesque promenade. Combining outstanding amenities, beautiful surroundings and superb connectivity, it is easy

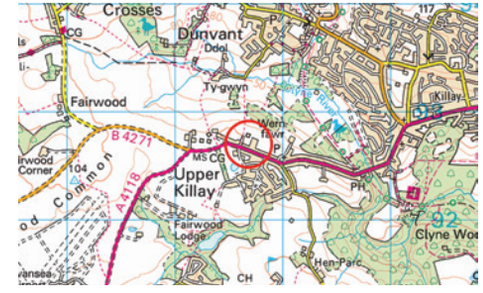
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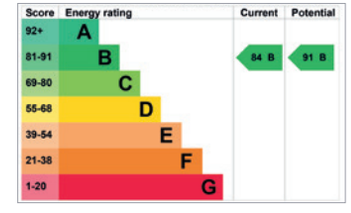
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