DAWSONS
ALL THINGS PROPERTY

24 Pentre Benadl

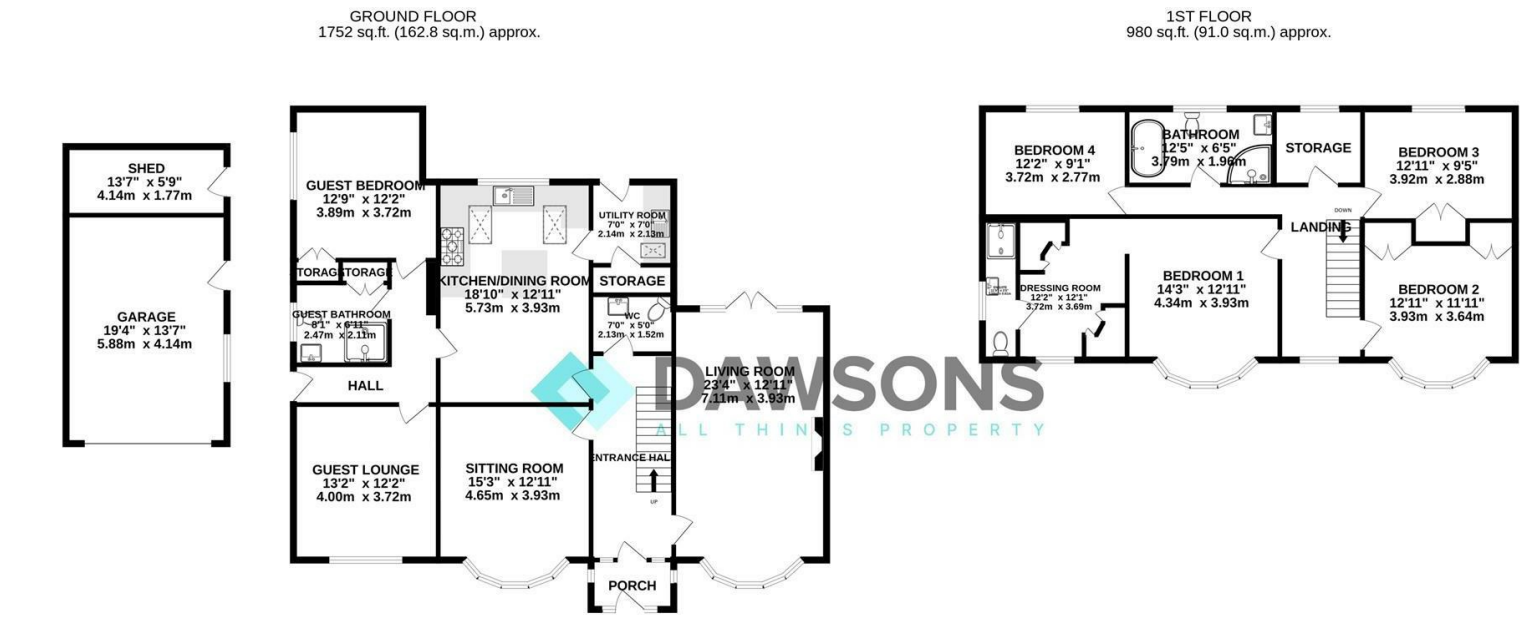
Killay, Swansea, SA2 7DD

Asking Price £650,000

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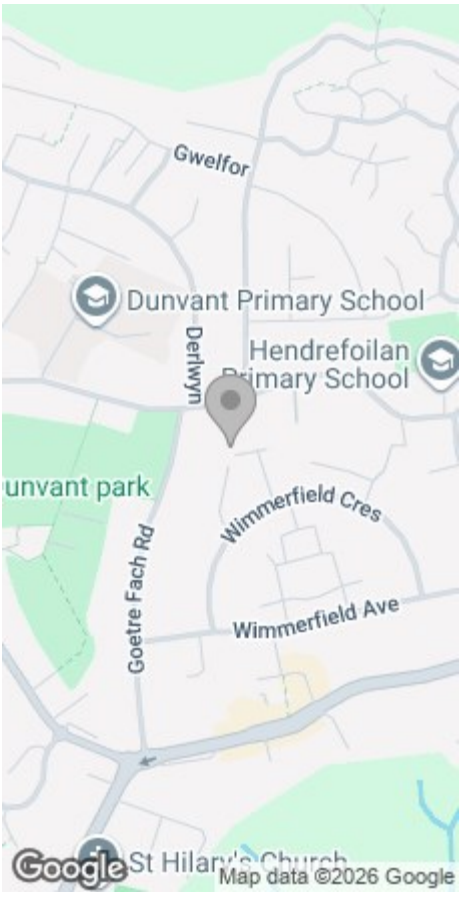
FLOOR PLAN



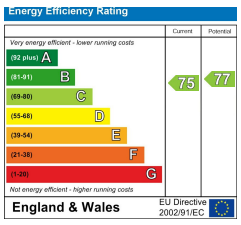
TOTAL FLOOR AREA : 2732 sq.ft. (253.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

Set within a highly sought-after cul-de-sac in the heart of Killay, this beautifully extended detached family home enjoys a slightly elevated position with delightful first-floor views towards Mumbles Point. Offering generous and versatile accommodation, including a self-contained 1 bedroom annexe, this exceptional property is perfectly suited to multi-generational living, independent family members or those seeking additional guest accommodation.

The main residence is entered via a entrance hallway and briefly comprises a cloakroom, 2 spacious reception rooms providing flexible living and entertaining space, a stylishly fitted kitchen/breakfast room, and a separate utility room.

To the first floor are 4 well-proportioned bedrooms, including an impressive principal bedroom complete with dressing room and en-suite shower room. A modern family bathroom serves the remaining three bedrooms.

The attached annexe offers excellent independent accommodation and benefits from its own private front entrance while also enjoying internal access from the main house. The accommodation comprises an entrance hallway, comfortable lounge, double bedroom and shower room, providing an ideal space for extended family, guests or those working from home.

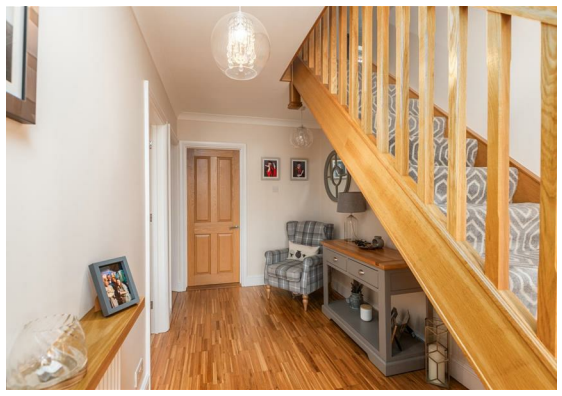
Occupying a generous plot, the property offers ample off-road parking to the front. The enclosed rear garden provides an excellent outdoor space for both relaxation and entertaining, featuring a patio seating area, a generous lawn and well-stocked borders with a variety of mature shrubs and plants.

Further benefits include double glazing, a system boiler and solar panels providing energy-efficient heating and hot water.

Ideally located within easy reach of Killay Precinct, residents can enjoy an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities. The property also lies within highly regarded primary and comprehensive school catchment areas, making it an excellent choice for families.



FULL DESCRIPTION





GROUND FLOOR

ENTRANCE PORCH

HALLWAY

SITTING ROOM
15'3" x 12'10" (4.65m x 3.91m)

LIVING ROOM
23'3" x 12'10" (7.11 x 3.93)

CLOAKROOM
7' x 5' (2.13m x 1.52m)

KITCHEN/DINING ROOM
18'9" x 12'10" (5.73m x 3.93m)

UTILITY ROOM
7' x 7' (2.13m x 2.13m)

ATTACHED ANNEX

HALLWAY









BEDROOM
12'9" x 12'2" (3.89m x 3.72m)

BATHROOM
8'1" x 6'11" (2.47m x 2.11m)

LOUNGE
13'1" x 12'2" (4.00m x 3.72m)

FIRST FLOOR

LANDING



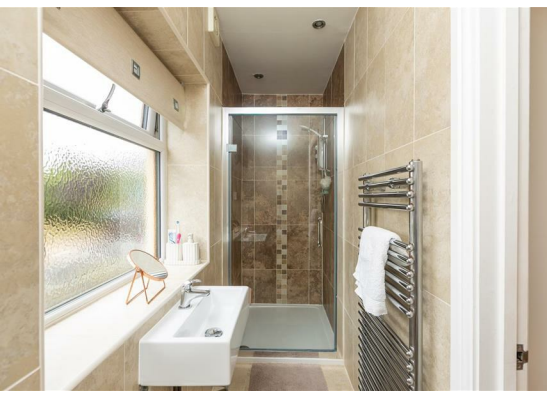




BEDROOM 1
14'2" x 12'10" (4.34m x 3.93m)

DRESSING ROOM
12'2" x 12'1" (3.72m x 3.69m)

EN-SUITE SHOWER ROOM



BEDROOM 2
12'10" x 11'11" (3.93m x 3.64m)

BEDROOM 3
12'10" x 9'5" (3.92m x 2.88m)

BEDROOM 4
12'2" x 9'1" (3.72m x 2.77m)

BATHROOM
12'5" x 6'5" (3.79m x 1.96m)

EXTERNAL



GARAGE
19'3" x 13'6" (5.88m x 4.14m)

SHED
414m x 177m (126.19mm x 53.95mm)

TENURE
FREEHOLD

EPC RATING
C

COUNCIL TAX BANDING
F

SERVICES
Mains gas, electric, water & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

ADDITIONAL INFORMATION
There are solar panels on the properties roof.

