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661 Gower Road, Upper Killay, Swansea, SA2 7HE

Asking Price: £295,000

- Extended And Spacious Semi Detached Family Home
- Three Bedrooms
- Popular And Highly Sought After Residential Area
- Ideally Situated To All The Local Amenities And All Good Schools
- Driveway Parking
- A Must See Property





Tel 01792 464757 Email sales@freshsales.co.uk

Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor, dado rail, papered ceiling and doors to:-

Lounge

4.00m x 3.07m (13' 1" x 10' 1")
Accessed via a glazed door from the hallway, this generously proportioned lounge is a bright and airy reception space, offering a welcoming and comfortable setting. The room features attractive fitted wall lights, decorative coving and a ceiling rose, adding character and charm. A coal-effect fitted gas fire sits within an elegant marble surround with matching hearth, creating an attractive focal point. To the front aspect, a double-glazed bow window allows plenty of natural light into the room, complemented by an additional window overlooking the kitchen.

Sitting Room/Cwtch

3.30m x 2.81m (10' 10" x 9' 3")
A delightful and inviting sitting room, or 'cwtch', providing a cosy and characterful addition to the property. The room features a striking cast iron wood-burning stove set within a traditional wooden mantel, complemented by a tiled hearth and matching tiled backdrop.

Medium oak-effect laminate flooring adds warmth and a practical finish, while the open-plan arrangement creates a natural connection with the kitchen, making this a lovely space for relaxing, entertaining and everyday family life.

Kitchen

4.86m x 2.83m (15' 11" x 9' 3")
A well-appointed and fully fitted modern kitchen, offering a good selection of matching white base and wall units complemented by a colour-coordinated speckled roll-top work surface, providing excellent preparation and workspace. The kitchen incorporates a single-drainer stainless steel sink unit, built-in fan-assisted electric oven and four-ring ceramic hob.

There is ample space for a dining table and chairs, together with space for a fridge freezer. Plumbing is provided for an automatic washing machine, dishwasher and tumble dryer. The room features attractive brick-effect part-tiled walls and ceramic tiled flooring, with a double-glazed window overlooking the side aspect.

Double-glazed French doors provide direct access onto the rear garden,

Bathroom

3.38m x 2.88m (11' 1" x 9' 5")
A well-appointed four-piece bathroom suite finished in white, comprising a stylish roll-top claw-foot bath, separate glazed walk-in shower cubicle with mains-fed shower, and vanity wash hand basin with useful storage cupboard beneath. Low-level WC.

The room features part-tiled walls, attractive ceramic tiled flooring, heated towel rail and a useful built-in airing cupboard housing the boiler, which provides domestic hot water and gas central heating. Double-glazed frosted window to the rear aspect provides natural light and privacy.

First Floor Landing

With dado rail, attic hatch and doors to:-

Bedroom One

4.46m x 3.26m (14' 8" x 10' 8")
With textured ceiling and coving and two double glazed window to front aspect.

Bedroom Two

3.40m x 2.90m (11' 2" x 9' 6")
With double glazed window looking onto the rear garden.

Bedroom Three

3.33m x 2.70m (10' 11" x 8' 10")
With textured ceiling and double glazed window to side aspect.

External

To the front of the property is a gated driveway providing off-road parking, together with a small, low-maintenance front garden finished with attractive Cotswold stone shingle.

The rear garden offers a particularly private and enclosed outdoor space, enjoying a level layout with a paved patio area, lawn, and well-established borders. The garden is complemented by a selection of mature shrubs and evergreens, together with well-stocked flower borders, creating an attractive and colourful setting. A garden shed provides useful additional storage, while fenced boundaries enhance the privacy of this pleasant garden.







Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

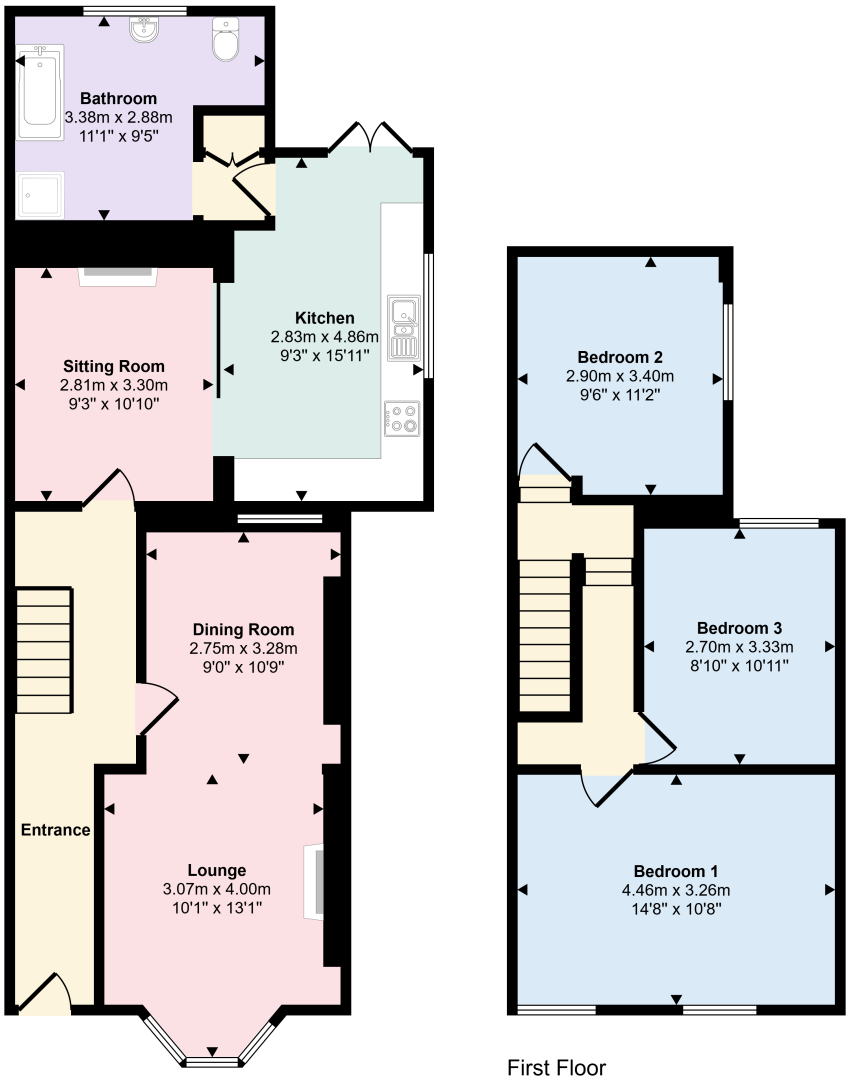






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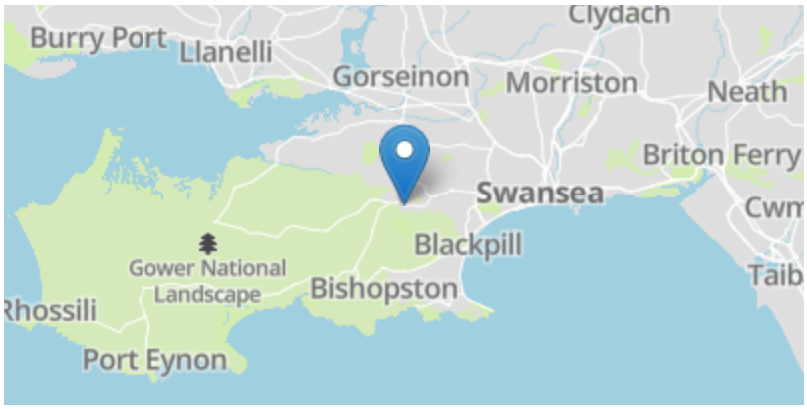
Approx Gross Internal Area
109 sq m / 1174 sq ft



First Floor
Approx 42 sq m / 448 sq ft

Ground Floor
Approx 68 sq m / 727 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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