



Goetre Fawr Road, Killay, Swansea, SA2 7QU

Asking Price: £335,000

- Fantastic Family Home With Versatile Accommodation
- Close To All Local Shops, Libraray And GP Surgery
- A Must See Property To Appreciate
- Extremely Well Presented And Thoughtfully Extended 3\4 Bedroom Semi Detached
- Popular And Sought After Residential Area
- EV Charging Point



Entrance Hallway

Entered via a double-glazed front door, this welcoming entrance hallway features a staircase rising to the first floor, complemented by attractive solid oak wood flooring. Characterful picture rails and coving add further charm, with doors providing access to:-

Toilet/Cloakroom

A convenient cloakroom fitted with a modern two-piece suite in white, comprising a low-level WC and wash hand basin. A double-glazed frosted window to the rear aspect provides natural light while maintaining privacy.

Utility Room

A practical and highly useful utility room, providing an ideal space for all your laundry needs. The room benefits from plumbing for an automatic washing machine and space for a tumble dryer, along with a useful work surface and preparation area. Further features include tiled flooring, shelved storage cupboard space, and room for a freezer. A wall-mounted Worcester boiler supplies domestic hot water and gas central heating, while a double-glazed window to the side aspect provides natural light.

Front Lounge

A beautifully presented, light and airy family lounge, featuring a double-glazed bay window to the front aspect which allows an abundance of natural light to flood the room. The space is enhanced by solid oak wood flooring, elegant picture rails, ornate coving and a stunning traditional open fireplace, complete with a wooden mantle and marble hearth, creating a charming focal point for the room.

Sitting Room

Spacious throughout and forming an extended, focal part of the property, this impressive room features medium oak-effect laminate flooring, double-glazed French doors with matching glazed side panels providing access to the rear garden, and a feature archway leading through to the kitchen.

Kitchen

A well-presented and fully fitted modern kitchen, offering a good range of solid wood base units, glass-fronted wall-mounted cabinets and complementary drawer storage. High-gloss, colour-coordinated roll-top work surfaces provide ample space for food preparation and incorporate a ceramic sink unit with centrally mounted chrome mixer taps.

Further features include part-tiled walls, a fan-assisted electric oven, four-ring gas hob with extractor canopy over, and space for a fridge, together with plumbing for a dishwasher. The kitchen is enhanced by spot lighting and a feature leaded stained-glass side window, with an additional window enjoying views over the rear garden.

First Floor Landing

With a feature leaded stained-glass window to the side aspect, the landing area provides access to a wooden staircase leading to an attic-style room, with doors opening to:-

Master Bedroom

A good-sized, light and airy master bedroom featuring laminate flooring, two built-in wardrobes and a double-glazed bay window to the front aspect, providing plenty of natural light and a pleasant outlook.

Bedroom Two

A good-sized second or guest bedroom, featuring attractive stripped pine floorboards and fitted wardrobes with elegant central mirror doors. A double-glazed window overlooks the rear garden, creating a pleasant outlook and allowing plenty of natural light into the room.

Bedroom Three

With laminate flooring, picture rail and double glazed window to front aspect.



Family Bathroom

A striking and contemporary four-piece fitted bathroom suite, beautifully presented in crisp white and designed to offer both style and practicality. The suite comprises a luxurious free standing oval bath, complemented by free standing chrome hot and cold mixer taps with shower attachment, together with a spacious double-based walk-in glazed shower enclosure housing a stylish twin-head chrome shower. Completing the suite is a low-level W.C. and a vanity wash hand basin with central chrome mixer tap and eye-catching blue drawer storage beneath. Further features include tile-effect walls, a feature heated towel rail, inset spot lighting, and double-glazed frosted windows to the side and rear aspects, allowing for plenty of natural light whilst maintaining privacy.

An Attic Style Room

Accessed via a wooden staircase from the main landing, this impressive attic-style room is currently utilised as a fourth bedroom but offers excellent versatility to suit a range of lifestyles and requirements. The generous open-plan space could equally lend itself to an occasional guest room, children's playroom, home office, study or creative space.

At the top of the staircase, a striking section of exposed original brickwork forms an attractive feature arch, adding character and a distinctive focal point to the room. Velux roof windows to both the front and rear aspects provide an abundance of natural light, enhancing the spacious and adaptable feel of this unique area.

External

Externally, the property enjoys an attractive approach, with a block-paved driveway to the front, flanked by a well-maintained lawn and mature hedgerow. A detached garage provides additional and useful storage space.

To the rear is a larger-than-average, enclosed and level garden, laid mainly to lawn and offering an excellent space for relaxing, entertaining and family enjoyment. The garden also features a flagstone patio area, greenhouse and garden shed, complemented by mature hedgerow, established evergreens and attractive flower borders, creating a private and well-established outdoor setting.

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.

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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