



FRESH

8 St David Drive, Killay, Swansea, SA2 7EN

Asking Price: £205,000

- Three Bedroom Semi Detached • Conveniently Located Off Dormer Style Property
- Ideal First Time Purchase Or • Quiet Cul-de-Sac Location Family Home
- Being Sold With No Forward Chain



Entrance Hallway

1.81m x 1.31m (5' 11" x 4' 4")

Entered via double glazed front door with matching glazed side panels to small hallway with staircase giving access to the first floor and doors to:-

Lounge

4.90m x 3.90m (16' 1" x 12' 10")

A light and bright reception room offering a comfortable and welcoming space for relaxing and entertaining. The lounge features an attractive inset electric fire, set within an open fireplace with wooden mantel, creating a charming focal point.

Further benefits include a useful under-stairs storage area, fitted wall lights and a double-glazed window to the front aspect, providing plenty of natural light. A door leads conveniently through to the adjoining dining room, creating a good flow between the reception areas.

Dining Room

3.24m x 2.41m (10' 8" x 7' 11")

With ornate ceiling rose, double glazed window looking onto the rear garden and opening to:-

Kitchen

2.57m x 2.40m (8' 5" x 7' 10")

A well-appointed fitted kitchen comprising a range of matching base and wall units with complementary drawer space, providing excellent storage and workspace. The units are complemented by colour-coordinated roll-top work surfaces incorporating a single-drainer sink unit with hot and cold mixer taps over.

The kitchen also benefits from space for a cooker with stainless-steel extractor canopy over, together with plumbing for an automatic washing machine. Further features include part-tiled walls and a double-glazed tilt-and-turn window to the rear aspect, providing plenty of natural light.

A double-glazed stable door gives direct access to the rear garden, adding to the practicality and convenience.

First Floor Landing

2.57m x 2.40m (8' 5" x 7' 10")

With double glazed window to side aspect, attic hatch, built in airing cupboard space and doors to:-

Bedroom One

3.15m x 2.99m (10' 4" x 9' 10")

A well-proportioned and attractively presented bedroom offering an excellent range of fitted bedroom furniture. The room features full-length fitted wardrobes with mirrored doors, complemented by matching over-bed storage units, bedside cabinets and a dressing table, providing both style and ample practical storage.

A double-glazed window to the front aspect allows plenty of natural light into the room, creating a bright and comfortable bedroom space.

Bedroom Two

3.16m x 3.06m (10' 4" x 10' 0")

A comfortable and well-presented second bedroom benefiting from a double-glazed window overlooking the rear garden, enjoying pleasant open-aspect views and allowing plenty of natural light into the room.

The room also features fitted mirror-door wardrobes and handy fitted shelving, providing excellent storage space. A bright and versatile bedroom, ideal for a child, guest bedroom or home office.

Bedroom Three

2.09m x 1.81m (6' 10" x 5' 11")

A useful single bedroom, ideal for a child, guest room or equally suited as a home office or study. The room benefits from built-in over-stairs storage and a double-glazed window to the front aspect, providing a bright and practical space.

Family Bathroom

1.98m x 1.68m (6' 6" x 5' 6")

A well-presented family bathroom fitted with a three-piece suite comprising panelled bath, wash hand basin and low-level W.C. The room benefits from fully tiled walls, spot lighting and a double-glazed frosted window to the rear aspect.



External

To the front of the property is a block-paved driveway providing off-road parking, leading to a useful purpose-built potting shed. The front garden is mainly laid to lawn and complemented by a mature hedgerow, creating an attractive and established approach.

To the rear is a good-sized and fully enclosed garden, featuring a paved patio area and lawned garden, providing an ideal space for outdoor dining, entertaining and relaxation. The garden also benefits from two useful garden sheds and is enclosed by a combination of walling and fenced boundaries, offering a good degree of privacy

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.

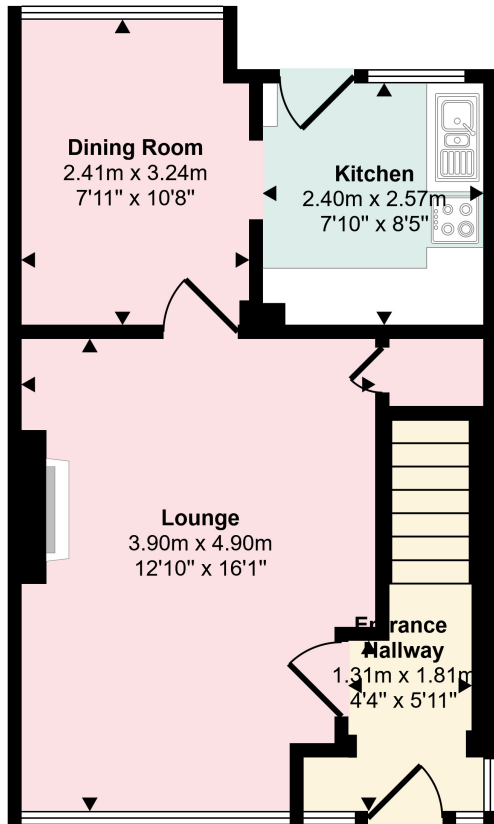
Important Fee Information

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.

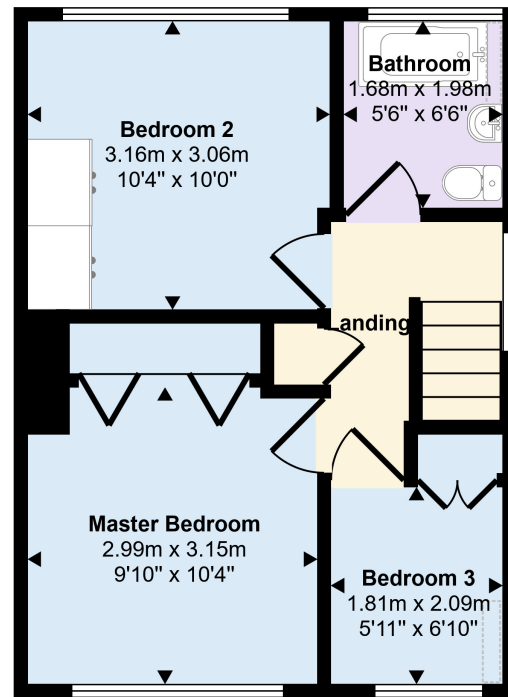
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed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



Approx Gross Internal Area
74 sq m / 798 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft



First Floor
Approx 35 sq m / 377 sq ft

 Denotes head height below 1.5m

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.

