Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Dunvant Road
Killay
Swansea
City And County of Swansea

£279,995











- Detached 4/5 bedroom dormer home in peaceful Killay location
- Ground floor: lounge, kitchen/diner, 2 bedrooms & bathroom
- First floor: 3 bedrooms & shower room, 2 with partial sea views
- Driveway leading to detached garage with storage room
- Good-sized enclosed rear garden & front garden
- Excellent potential for modernisation & personalisation
- Conveniently close to local primary & secondary schools
- Offered with no onward chain

Ref: PRM12342

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Viewing Instructions: Strictly By Appointment Only

General Description

Detached 4/5 bedroom dormer home in a peaceful Killay location. Ground floor: lounge, kitchen/diner, 2 bedrooms, bathroom. First floor: 3 bedrooms, shower room, 2 with partial sea views towards Mumbles Point. Driveway, detached garage, front & rear gardens. Excellent potential, close to schools. No chain.

Accommodation

Ground Floor

Entrance Hall

Upvc frosted double glazed door to side, stairs to first floor, under stairs storage cupboard, built in storage cupboard and radiator.

Kitchen/Diner (16' 0" Max x 11' 7" Max) or (4.87m Max x 3.53m Max)

Upvc double glazed window and door to rear, range of base and wall units with tile splash backs, stainless steel sink unit, plumbing for washing machine, integrated 4-ring gas hob, electric oven, space for fridge freezer and dining, tiled floor and radiator.

Lounge (18' 11" x 10' 10") or (5.76m x 3.31m)

Upvc double glazed window to rear, feature fire place and radiator.

Bathroom (7' 1" x 3' 5") or (2.17m x 1.05m)

Upvc frosted double glazed window to side, low level WC, panelled bath, pedestal wash hand basin, tiled floors and walls, radiator.

Bedroom 1 (13' 11" x 10' 11") or (4.25m x 3.33m)

Upvc double glazed window to front and radiator.

Bedroom 2 (11' 7" x 9' 4") or (3.52m x 2.85m)

Upvc double glazed window to front and radiator.

First Floor

Landing: Storage cupboard housing gas combi central heating boiler.

Bedroom 3 (13' 7" x 9' 11") or (4.13m x 3.03m)

Upvc double glazed window to front, under eaves storage cupboard fitted wardrobes and radiator.

Bedroom 4 (10' 0" x 9' 3") or (3.04m x 2.81m)

Upvc double glazed window to rear with partial far reaching Sea View towards Mumbles, under eaves storage, built in storage cupboard and radiator.

Shower Room

Upvc frosted double glazed window to side, corner shower, vanity style wash hand basin, low level WC, vinyl tile flooring, tiled walls and radiator.

Bedroom 5 / Study (9' 6" x 6' 8") or (2.90m x 2.03m)

EXTERNALLY

To front: lengthy driveway which leads down to detached garage and attached storage room. Garden frontage with pathways to front and side.

To rear: spacious enclosed rear garden laid mainly to lawn, with small Summer house to bottom corner of the garden, door to rear of store room into garage.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



















Ground Floor



First Floor



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