



## 470a Gower Road, Killay, Swansea, SA2 7DZ

**Offers Over £260,000**

In the sought after area of Upper Killay, Gower Road presents a splendid opportunity to acquire a three bedroom semi detached family home. Conveniently situated within walking distance of local shops and amenities, as well as excellent primary and secondary schools, making it an ideal choice for families. Additionally, it offers easy access to Swansea City Centre, ensuring that you are never far from the vibrant heart of the city. Upon entering, you are greeted by the porch and hallway that leads to a spacious living room. Adjacent to this is a separate dining room, providing an excellent space for entertaining guests or enjoying family meals and a door leading into kitchen. The first floor comprises three bedrooms a shower room and a separate WC. Externally, the property features a driveway at the front, providing off road parking for your vehicles. The rear garden has a patio area with steps down to the garden.



## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via front door, laminate flooring.

#### Hall

Staircase leading to the first floor, fitted carpet, radiator.

#### Living Room 23'8" x 12'8" (7.21m x 3.85m)



A spacious reception room featuring a double glazed bay window to the front, wall mounted fire, fitted carpet and two radiators

#### Dining Room 11'8" x 9'11" (3.55m x 3.03m)



Double glazed window to side, laminate flooring, radiator.

#### Kitchen 5'7" x 16'1" (1.71m x 4.89m)



The kitchen is fitted with a matching range of base and eye-level units with worktop space over, incorporating a 1+1/2 bowl stainless steel sink. There is plumbing for a washing machine, space for a fridge/freezer and cooker. Two double glazed windows to the rear, complemented by laminate flooring.

### First Floor

#### Landing

Storage cupboard, fitted carpet.

#### Bedroom 1 12'4" x 9'2" (3.77m x 2.80m)



A well proportioned bedroom with a double glazed window to the rear, fitted wardrobes, fitted carpet, and radiator

### Bedroom 2 10'1" x 9'2" (3.08m x 2.80m)



Double glazed window to front, storage cupboards, fitted carpet, radiator.

### Bedroom 3 6'7" x 6'6" (2.00m x 1.99m)



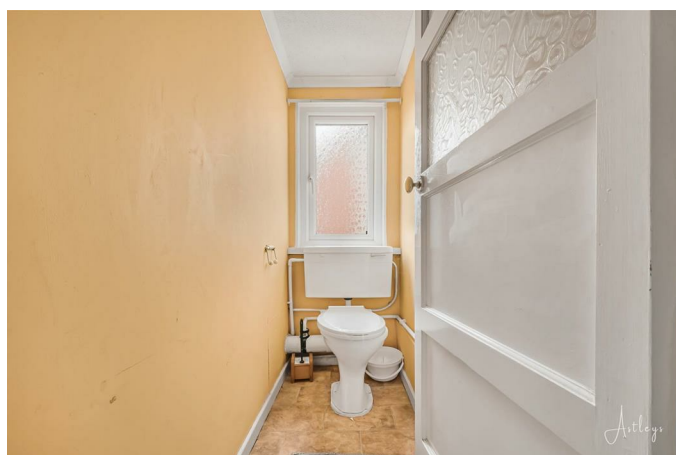
Double glazed window to front, laminate flooring.

### Shower Room



Fitted a three piece suite comprising a shower area, wash hand basin and WC. Vinyl flooring, radiator, frosted double glazed window to the side.

### WC



Frosted double glazed window to side, WC, vinyl flooring.

### External



To the front property boasts a driveway to the front.



### Rear Garden



To the rear you'll find a garden with a patio area and steps leading down to a lawn — ideal for families and entertaining.



### Aerial Images



### Agents Notes

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water

Mobile coverage - EE Vodafone Three O2

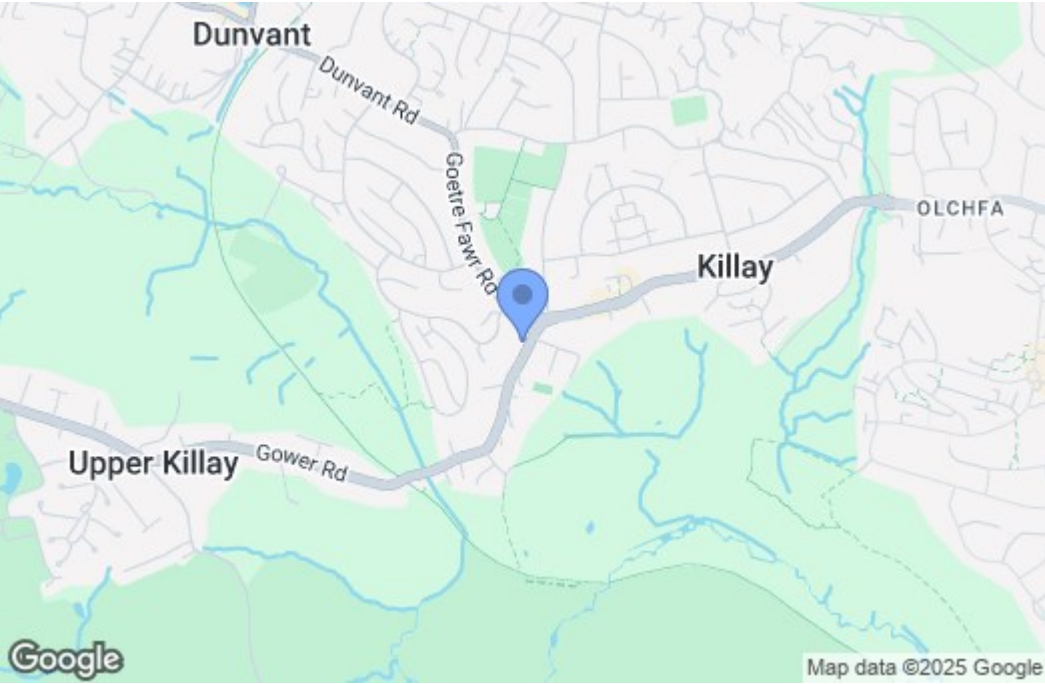
Broadband - Basic 10 Mbps Superfast 80 Mbps Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

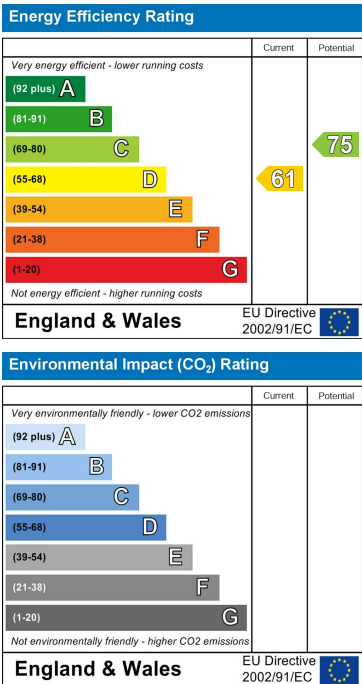
Floor Plan



Area Map



Energy Efficiency Graph



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