



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

£795,000

A beautiful architect-designed family home with three living areas and five double bedrooms. The location on the edge of the beautiful Gower Peninsular is also convenient for the M4, Swansea City Centre and highly regarded schools and colleges.

This property has been handsomely constructed with traditional masonry, triple glazed anthracite grey windows and externally finished with render and feature stone. Internally all aspects of modern contemporary living have been attentively designed and created. Component features briefly include, well equipped stylish kitchen with Laura Ashley units and quartz worktops. Luxury bath/shower rooms with Porcelanosa tiling, Mira platinum shower valves and controls. Oak internal doors, Stelrad Softline radiators, brushed steel sockets some with USB ports and cat 6 cabling. The accommodation arranged over two floors comprise to the ground floor: Entrance hallway, lounge, playroom/study, kitchen/family/dining room, utility room, cloakroom and double garage. To the first floor is the master suite with en-suite and dressing room, four additional double bedrooms, family bathroom and shower room. Externally the property is set in large grounds with an electric sliding gate to the front leading to the block paved area providing ample parking and a large level rear garden with lawned and limestone paved patio.

The Accommodation Comprises

Ground Floor

Entrance

Via anthracite grey front door to hallway.

Hallway 9'10" x 10'9" (3m x 3.3m)

Staircase finished with oak spindles, newels and handrail to the first floor, luxury vinyl tiled wood effect flooring, ceiling spotlights, radiator.

Cloakroom 7'2" x 6'2" (2.2m x 1.9m)

Back to wall w/c, wash hand basin. Window to the front, luxury vinyl tiled wood effect flooring, part tiled walls, ceiling spotlights, chrome heated towel rail.

Lounge 21'7" x 16'0" (6.6m x 4.9m)

Windows to the front and side, ceiling spotlights, radiator.

Kitchen Area 22'3" x 11'1" (6.8 x 3.4)

A beautifully crafted Laura Ashley kitchen finished in bottle green with aged brass effect handle and oak drawers, quartz countertops. Central island with incorporated breakfast bar and pan drawers. Rangemaster professional plus 110cm dual fuel cooker, integrated AEG dishwasher, American style fridge/freezer. Double bowl Belfast sink with dual control mixer tap. Windows to the side and rear, understairs storage cupboard, luxury vinyl tiled wood effect flooring, part tiled walls, ceiling spotlights.

Utility Room 11'9" x 5'6" (3.6m x 1.69m)

Laura Ashley base units finished in bottle green with aged brass effect handle and oak drawers, quartz countertops, stainless steel sink. Space for washing machine and tumble drier. Wall mounted Ideal gas boiler. Window to the side, luxury vinyl tiled wood effect flooring, ceiling spotlights, radiator. Door to integral garage.

Dining Area 23'7" x 11'5" (7.2m x 3.5m)

Bi-fold doors opening out to the garden, store cupboard, luxury vinyl tiled wood effect flooring, ceiling spotlights, radiator.

Family Area 12'5" x 11'1" (3.8m x 3.4m)

French doors to the garden, luxury vinyl tiled wood effect flooring, ceiling spotlights, radiator.

Study/ Playroom 12'5" x 9'2" (3.8m x 2.8m)

French doors to the garden, ceiling spotlights, radiator.

First Floor

Landing

Light tunnel providing natural light, loft access, ceiling spotlights, radiator.

Master Bedroom 20'4" x 12'5" (6.2m x 3.8m)

Double glazed window to the side, radiator.

Dressing Room 20'4" x 7'2" (6.2m x 2.2m)

Two light tunnels, loft access, ceiling spotlights, radiator.

En-suite 8'1" x 5'6" (2.47m x 1.7m)

Double shower enclosure with rainfall and hand held attachments, back to wall w/c and wash hand basin. Window to the side, tiled flooring, part tiled walls, ceiling spotlights, chrome heated towel rail.

Bedroom Two 16'4" x 13'5" (5.0m x 4.1m)

Window to the rear, radiator.

Bedroom Three 14'5" x 9'10" (4.4m x 3.0m)

Window to the rear, radiator.

Bedroom Four 14'1" x 11'9" (4.3m x 3.6m)

Window to the front, radiator.

Bedroom Five 14'5" x 8'6" (4.4m x 2.6m)

Window to the rear, radiator.

Family Bathroom 9'10" x 8'2" (3.0m x 2.5m)

Stone oval double ended freestanding bath with floorstanding taps, double shower enclosure with rainfall and hand held attachments, back to wall w/c and wash hand basin. Window to the rear, tiled flooring, part tiled walls, ceiling spotlights, chrome heated towel rail.

Shower Room 6'10" x 6'2" (2.1m x 1.9m)

Shower enclosure with rainfall and hand held attachments, back to wall w/c and wash hand basin. Window to the side, tiled flooring, part tiled walls, ceiling spotlights, chrome heated towel rail.

External

Integral Garage 20'4" x 20'0" (6.2m x 6.1m)

Electric door leading to integral garage, door to rear garden.

Front of Property

Electric sliding gate to the front leading to the block paved area providing ample parking.

Rear of Property



Large level rear garden with lawned and limestone paved patio.

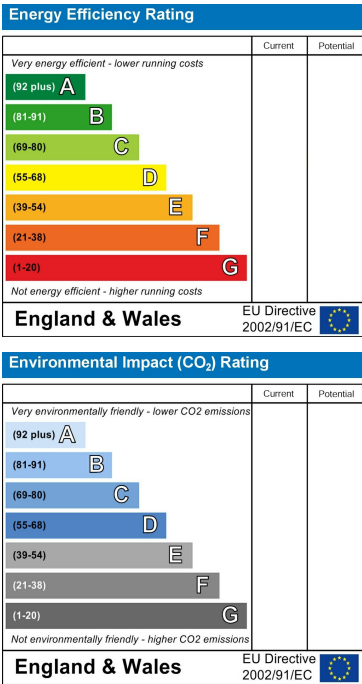
Floor Plan



Area Map



Energy Efficiency Graph



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