



## 16 Byron Way, Killay, Swansea, SA2 7EP

Offers In The Region Of £210,000

Situated in a cul-de-sac in the highly regarded area of Killay, this beautifully modernised semi-detached home presents an excellent opportunity for first-time buyers looking to step onto the property ladder. Spanning approximately 570 square feet, the property has been thoughtfully updated to create a comfortable and inviting living space. Upon entering, you are welcomed by the entrance hall leading into a contemporary fitted kitchen. The spacious lounge is positioned to the rear of the property and features patio doors opening into a delightful conservatory, an ideal setting for relaxing or entertaining guests while enjoying pleasant views over the garden. To the first floor are two generously sized double bedrooms, both well-proportioned and filled with natural light. A modern shower room completes the upper level, finished to a stylish standard. Externally, the property benefits from a private driveway and convenient side access to the enclosed rear garden. The outdoor space is a particular highlight, offering a patio area perfect for al fresco dining and summer gatherings. Beyond this, a well-maintained lawn bordered by mature trees provides a peaceful and private retreat. Killay is a sought-after residential suburb of Swansea, well known for its strong community feel and excellent local amenities. The property is within easy reach of a variety of shops, cafés, supermarkets and local businesses along Gower Road. Reputable primary and secondary schools are nearby, making the area popular with families. Excellent transport links provide straightforward access to Swansea city centre, whilst the stunning coastline of the Gower Peninsula — the UK's first designated Area of Outstanding Natural Beauty — is just a short drive away, offering beautiful beaches, scenic walks and outdoor leisure opportunities.

## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via door to front, staircase to first floor, radiator.

#### Kitchen 9'1" x 5'6" (2.78m x 1.67m)



Modern fitted kitchen comprising a range of wall and base units with complementary worktop space over. Inset sink unit positioned beneath a double glazed window to the front aspect, tiled splashbacks, plumbing for washing machine and space for fridge/freezer. Built-in electric oven with four-ring electric hob and extractor hood over.

#### Lounge 14'2" x 11'9" (4.32m x 3.58m)



A bright and comfortable reception room featuring

double glazed sliding doors providing access to the conservatory, allowing a seamless flow into the additional living space.

#### Conservatory



A delightful addition to the home, featuring double glazed windows to the side and rear aspects, allowing plenty of natural light to flood the space. Double glazed patio door providing direct access to the rear garden, creating an ideal setting for relaxation or entertaining.

#### First Floor

#### Landing

Access to loft which is part boarded with a pull down ladder.

### Bedroom 1 9'8" x 11'9" (2.95m x 3.58m)



Double glazed window to front, storage cupboard with boiler, radiator.

### Bedroom 2 8'10" x 11'9" (2.69m x 3.58m)



Double glazed window to rear, radiator.

### Shower Room



Three piece suite comprising double shower, vanity wash hand basin and WC. Double glazed window to side.

### External



To the front of the property is a driveway for parking and side access to the rear garden.

The rear garden is enclosed with decking and a gate to a lawned garden with a garden shed.

## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

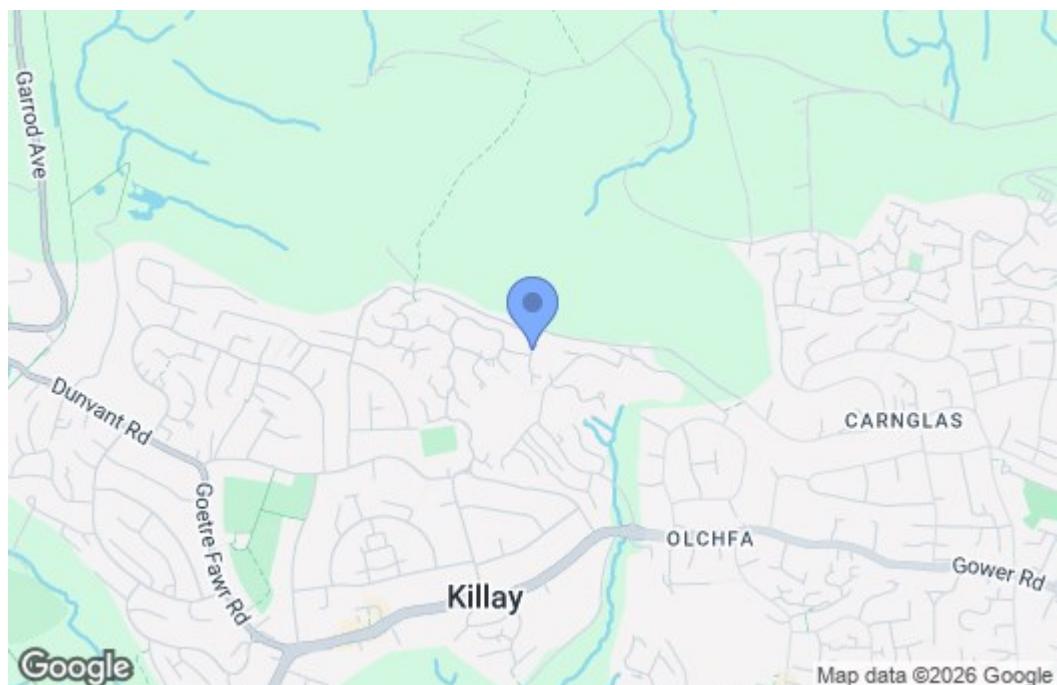
Broadband - Basic 8 Mbps Superfast 48 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

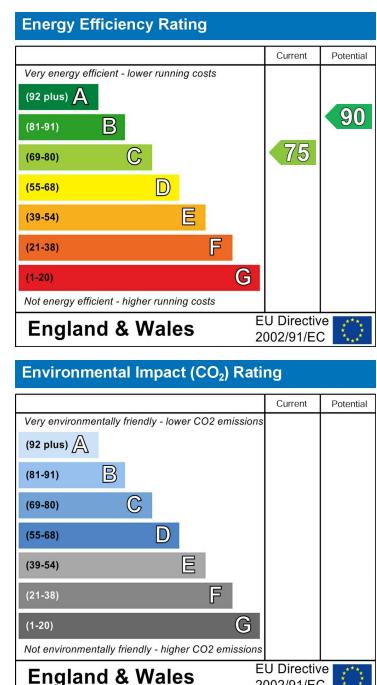
## Floor Plan



## Area Map



## Energy Efficiency Graph



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