



## 11 Woodside Close, Killay, Swansea, SA2 7EB

**Offers Over £340,000**

Set within the heart of Killay, this detached bungalow enjoys a highly convenient position within easy walking distance of a wide range of local amenities. Independent shops, cafés, restaurants, a bakery, green spaces and a doctor's surgery are all close at hand, making day to day living both simple and enjoyable. The area is well connected, with regular transport links to Swansea city centre, Mumbles and the M4, appealing to a broad range of buyers.

Offered to the market with no onward chain, the property provides well proportioned accommodation arranged across a single level. A hall leads to a living room and separate dining room, alongside a kitchen, two bedrooms, a bathroom and a WC. Outside, a driveway offers off road parking and access to the garage, with a mature front garden adding to the sense of privacy. To the rear, a good sized enclosed garden is laid mainly to lawn with a gravelled area, creating a relaxed outdoor space suited to both quiet enjoyment and entertaining.



## The Accommodation Comprises

### Hall



Entered via front door, storage cupboard, fitted carpet, radiator.

### Living Room 12'6" x 13'10" (3.81m x 4.22m)



A reception room featuring a double glazed window to the front, allowing in good natural light. The focal point is a fireplace with surround, complemented by fitted carpet and a radiator.

### Dining Room 8'6" x 9'5" (2.58m x 2.88m)



Double glazed window to front, fitted carpet, radiator.

### Kitchen 13'9" x 11'9" (4.20m x 3.57m)



The kitchen is fitted with a range of base and eye level units. There is a 1+1/2 bowl sink, plumbing in place for a washing machine, space for a fridge freezer and a built in cooker with gas hob. A double glazed window to the side, while vinyl flooring and an electric storage heater.

### Bedroom 1 14'9" x 11'9" (4.50m x 3.57m)



Double window to side and rear, fitted wardrobes, fitted carpet, radiator.

### Bedroom 2 7'10" x 11'7" (2.38m x 3.54m)



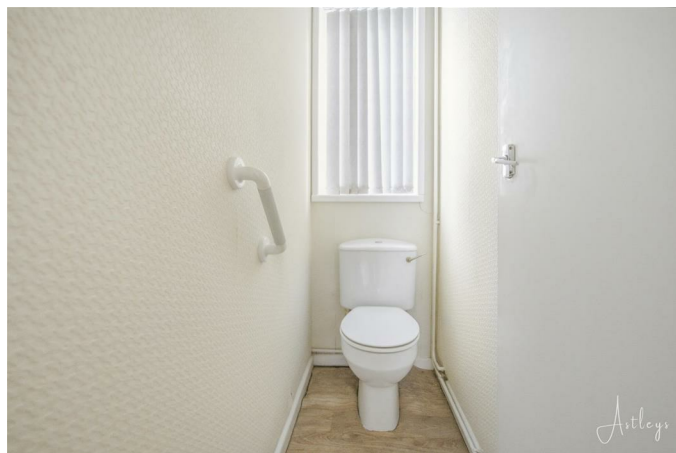
Double glazed window to rear, fitted carpet, radiator.

### Bathroom



The bathroom is fitted with a two piece suite comprising a bath with shower attachment and wash hand basin. Frosted double glazed window to side, finished with vinyl flooring and a radiator.

### WC



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

### External



To the front of the property, a driveway leads to the garage, providing convenient off road parking. This is complemented by a lawned area with established mature shrubs.

### Garage

Up and over door.

### Rear Garden



To the rear, the property enjoys a good sized enclosed garden, laid mainly to lawn with an additional gravelled area, offering a versatile outdoor space suited to both relaxation and entertaining.



### Aerial Images



### Agents Notes

Tenure - Freehold

Council Tax Band - E

Parking - Driveway plus Garage

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

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 9 Mbps Superfast 91 Mbps Ultrafast  
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin



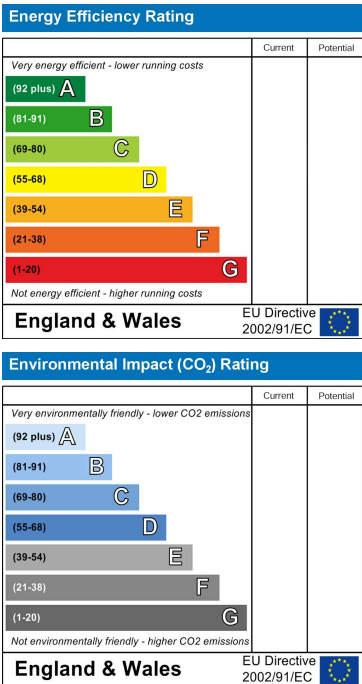
Floor Plan



Area Map



Energy Efficiency Graph



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