



## 14 Clos Cynan, Killay, Swansea, SA2 7DL

**£275,000**

Nestled in the highly sought-after area of Killay, Swansea, we are delighted to present this charming two-bedroom detached bungalow. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those looking to retire or downsize. As you step inside, you are greeted by a hallway that leads to a living room, which flows seamlessly into a bright conservatory overlooking the beautifully maintained rear garden. The kitchen/dining room is perfect for both casual meals and entertaining, two bedrooms and a shower room completes the interior, ensuring all your needs are met. Externally, the property boasts an attractive front lawn adorned with mature shrubs, enhancing its curb appeal. A driveway leads to a detached garage, providing convenient parking and additional storage options. The rear garden is a true highlight, featuring a lovely patio area, lush lawn, and vibrant planting, making it an ideal space for outdoor gatherings or quiet moments in nature.

This bungalow is conveniently located near local shops, parks, and a doctor's surgery, ensuring that all essential amenities are within easy reach. With its attractive features and prime location, this property is not to be missed. We invite you to explore the potential of this lovely home in Killay, where comfort and convenience await.

## The Accommodation Comprises

### Hallway



Entered via front door, airing cupboard, laminate flooring.

### Living Room 13'1" x 13'1" (3.98m x 3.99m)



A charming eclectic fireplace surround serves as the focal point of the room, complemented fitted carpet. A sliding door opens to the conservatory, radiator.

### Conservatory



Double glazed windows to side and rear, tiled flooring, radiator.

### Kitchen/Dining Room 15'4" x 10'4" (4.68m x 3.15m)



The kitchen is fitted with a matching range of base and eye level units, complemented by ample worktop space and 1+1/2 bowl sink unit. There's plumbing for a washing machine and space for a fridge/freezer. A four ring gas hob with a pull out extractor hood sits neatly above the cooking area. Two double glazed windows to the front, the flooring is a combination of ceramic tiles and carpet and a radiator.

### Another Aspect Of The Kitchen/Dining Room



### Bedroom 1 10'8" x 11'1" (3.24m x 3.39m)



Double glazed window to rear, mirrored fitted wardrobes, fitted carpet, radiator.

### Bedroom 2 8'7" x 9'1" (2.62m x 2.76m)



Double glazed window to front, laminate flooring, radiator.

### Shower Room



Fitted three piece comprising shower cubicle, wash hand basin and WC. Frosted double glazed window to side, tiled walls and floor, radiator.

### External



To the front of the property, a lawn area is bordered

by mature shrubs, offering a touch of greenery and privacy. A driveway provides off road parking and leads to a detached garage.

### Garage



Up and over door.

### Rear Garden



To the rear of the property lies a well maintained garden featuring a paved patio area, a neat lawn with mature shrubs and a vibrant array of flowers—creating a perfect space for relaxation and outdoor entertaining.

### Another Aspect Of The Rear Garden



## Aerial Images



## Agents Notes

Tenure - Freehold

Council Tax Band - E

Services- Mains electric, Mains sewerage, Mains gas,  
Water meter to be confirmed

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 12 Mbps Superfast 80 Mbps Ultrafast  
1800 Mbps

Satellite / Fibre TV Availability- BT Sky

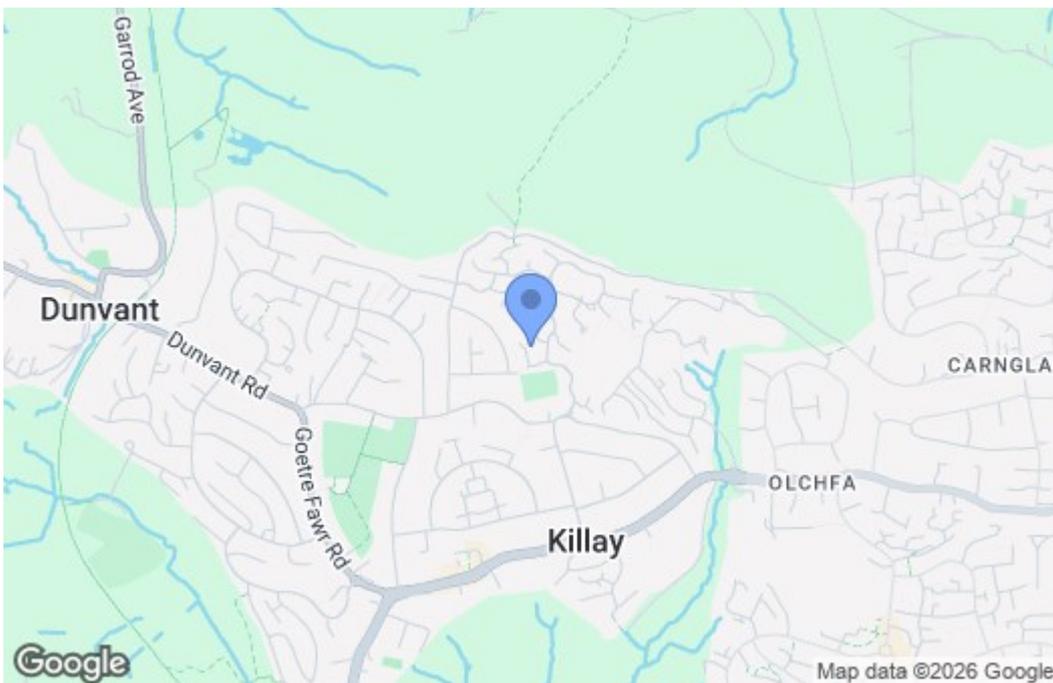
## Additional Information

There are some trees close to or within the rear boundary which are subject to tree preservation orders (TPOs)

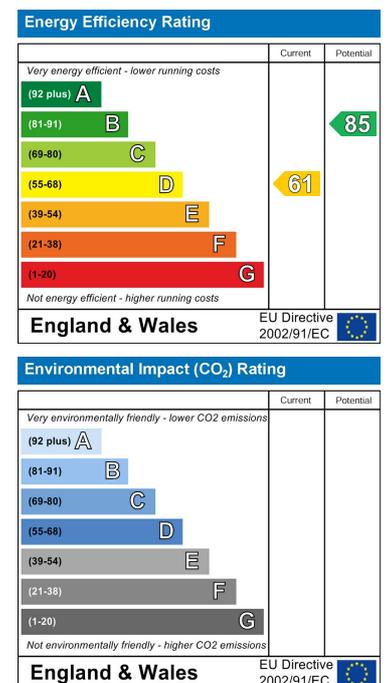
## Floor Plan



## Area Map



## Energy Efficiency Graph



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