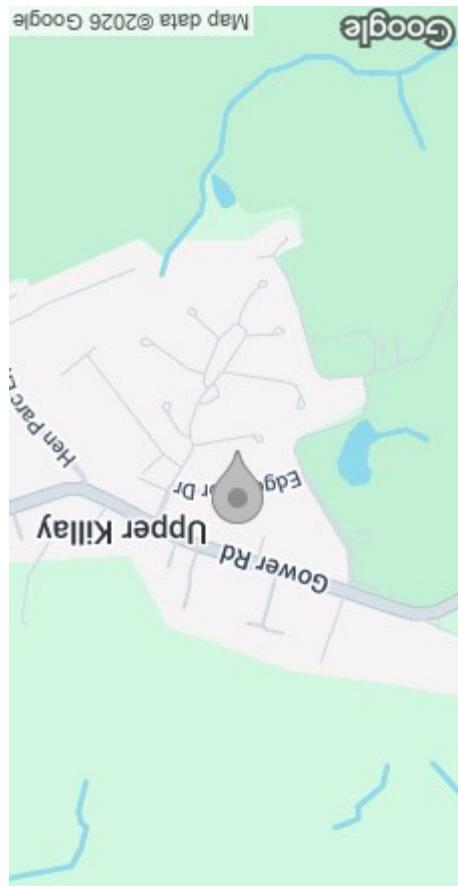


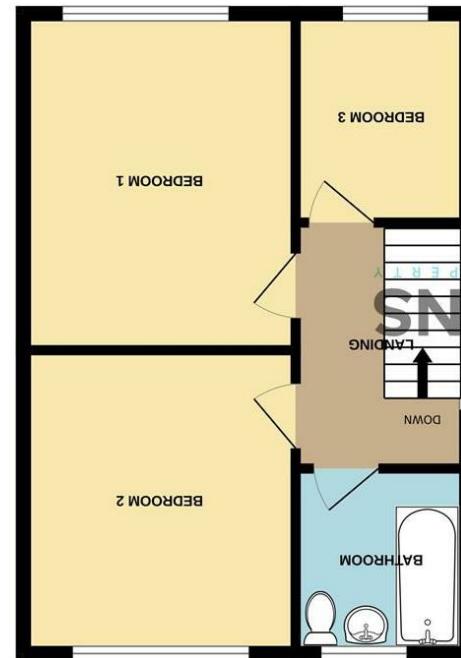
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

As to the readability of drawings can be given.
measurements, windows, doors and any other items are approximate and should be used as a guide only.
While every reasonable care has been taken to ensure the accuracy of the information contained herein, measurements
of doors, windows, rooms and any other items are approximate and should be used as a guide only.
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



21 Springfield Avenue
Upper Killay, Swansea, SA2 7H
Asking Price £250,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Offered to the market with no upward chain, Dawsons are delighted to present this well-proportioned three-bedroom semi-detached family home, complete with driveway and garage, situated within a quiet and desirable cul-de-sac on Springfield Avenue, Upper Killay.

Perfectly positioned for families and outdoor lovers alike, the property offers easy access to the stunning beaches of Gower Peninsula, the well-regarded Cila Primary School, and the popular Killay shopping precinct, all just a short drive away.

The accommodation is arranged over two floors. The ground floor briefly comprises an entrance hallway, a bright front-facing lounge opening through to a rear dining room, and a fitted kitchen. Upstairs, there are three bedrooms – two doubles and one single – together with a family bathroom.

Additional benefits include gas central heating, uPVC double glazing, driveway parking, a garage, and an enclosed rear garden mainly laid to lawn, offering a pleasant space for relaxing or entertaining.

A fantastic opportunity for families seeking a home in a peaceful yet convenient location. Viewing is highly recommended.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

DINING ROOM

KITCHEN

11'5" x 7'1" (3.49m x 2.18m)



FIRST FLOOR

LANDING

BEDROOM 1

13'1" x 10'3" (4.00m x 3.14m)

BEDROOM 2

9'4" x 9'2" (2.85m x 2.81m)



BEDROOM 3
9'9" x 6'5" (2.98m x 1.96m)

BATHROOM

EXTERNAL

FRONT - Driveway and garden. Laid to lawn garden.

REAR - Patio area and mainly laid to south facing lawn garden.

PARKING

Driveway and garage

TENURE

Freehold

EPC

D

COUNCIL TAX

D

SERVICES

Mains gas, electric, water (metered) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

