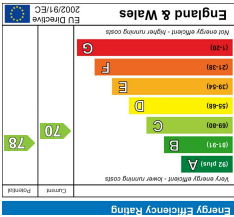


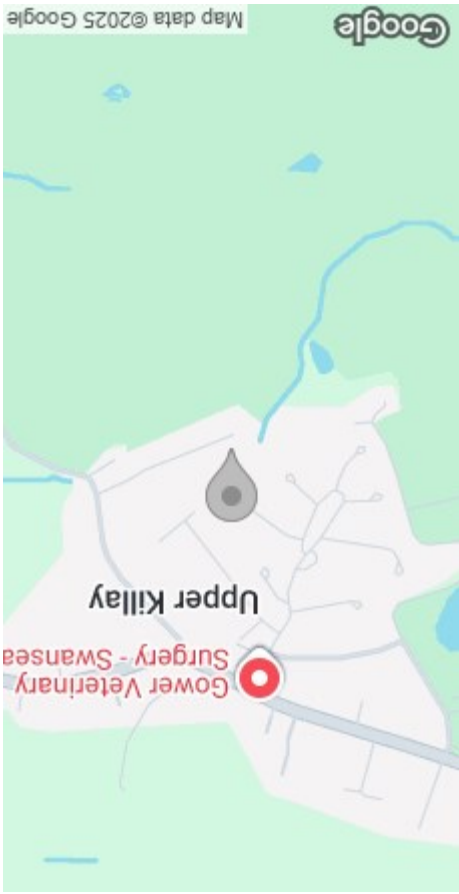
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EPC



AREA MAP



34 Hen Parc Avenue  
Upper Killay, Swansea, SA2 7HA  
Asking Price £360,000

4 2 3 C



GENERAL INFORMATION

No onward chain! Welcome to this charming detached house located on a quiet cul-de-sac in the picturesque Upper Killay area of Swansea. This family home comprises hallway, lounge, sitting room, dining room, kitchen, utility room and conservatory to the ground floor. Upstairs boasts four bedrooms, one with an en-suite and a family bathroom. Externally, you will find driveway parking to the front and a large rear garden backing onto woodlands at the rear. Whether you're looking to unwind in the beautiful surroundings of Gower or explore the vibrant city of Swansea, this property provides the best of both worlds. This property really does make the ideal family home and falls within popular Primary School and Olchfa Comprehensive School catchments. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property.

FULL DESCRIPTION

Ground Floor

Entrance Hallway

Lounge  
15'0" x 11'5" (4.59 x 3.49)

Dining Room  
11'5" x 8'6" (3.49 x 2.61)

Kitchen  
14'5" x 10'10" (4.41 x 3.31)

Utility Room

Conservatory  
19'7" x 11'2" (5.98 x 3.41)

Sitting Room  
12'7" x 8'2" (3.84 x 2.49)

First Floor



Landing

Bedroom One  
17'5" x 8'2" (5.31 x 2.49)

Ensuite Bathroom

Bedroom Two  
13'1" x 9'5" (3.99 x 2.89)

Bedroom Three  
10'6" x 9'5" (3.21 x 2.89)

Bedroom Four  
8'0" x 6'2" (2.46 x 1.89)

Family Bathroom

Externally

Front

Parking

Rear

Tenure

Freehold

EPC

Rating C

Council Tax

Band E

Services

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

You are advised to refer to the Ofcom checker for information regarding broadband & mobile coverage, as we cannot confirm availability.

