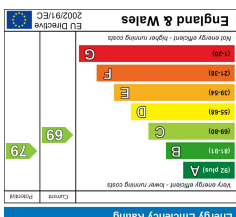
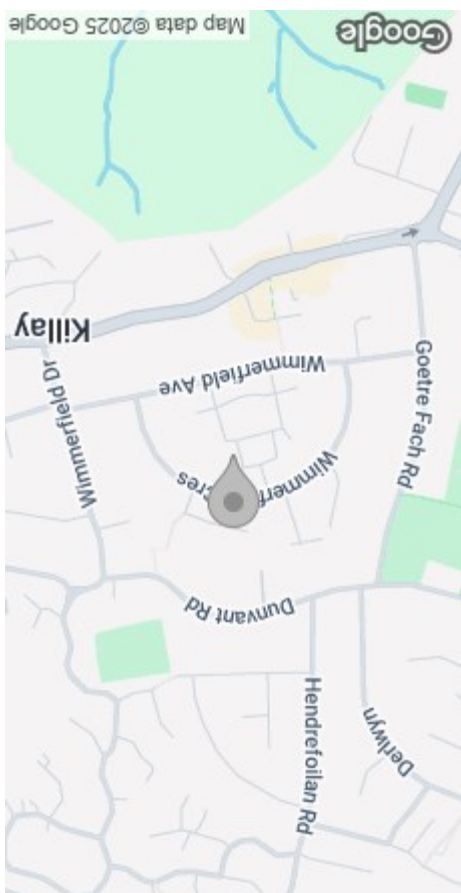


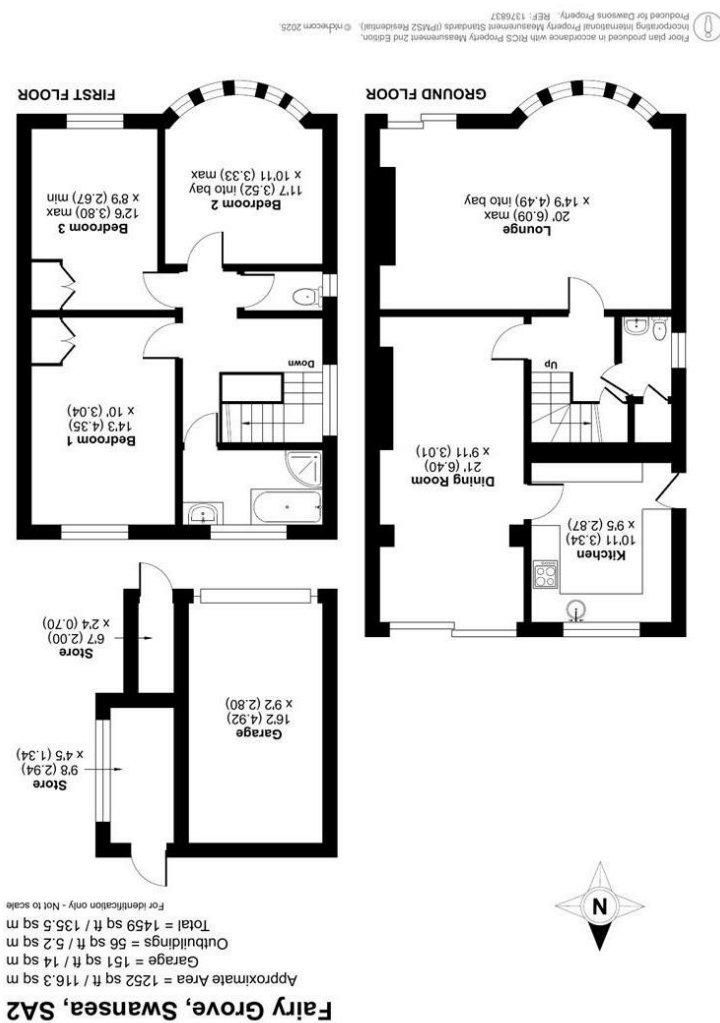
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AREA MAP



FLOOR PLAN



20 Fairy Grove

Killay, Swansea, SA2 7BY

Best Offers Over £320,000



GENERAL INFORMATION

Offered to the market with no onward chain, this Ronald Edmund-style traditional semi-detached family home is situated in the highly sought-after area of Killay. Ideally located, it is just a short walk from the amenities of Killay Square, Olchfa School, and the Clyne Valley cycle track, while also being only a short drive from the stunning Gower Peninsula.

Set over two floors, the accommodation comprises a side entrance hallway, cloakroom, a front-facing lounge of generous proportions featuring a bay window, and a rear-facing dining room/sitting room with access to the fitted kitchen.

To the first floor, the landing leads to three well-proportioned bedrooms, all of which come complete with fitted wardrobes. The master bedroom also benefits from a bay window. A smartly fitted bathroom with an additional shower cubicle and a separate WC completes the upstairs layout, along with a striking stained glass window on the landing.

The property further benefits from gas central heating and uPVC double glazing.

Externally, the home offers a driveway providing ample off-road parking, leading to a single garage with adjoining store sheds, along with a level rear garden.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

FAMILY LOUNGE

19'11" max x 14'8" into bay (6.09 max x 4.49 into bay)

SITTING ROOM/DINING ROOM

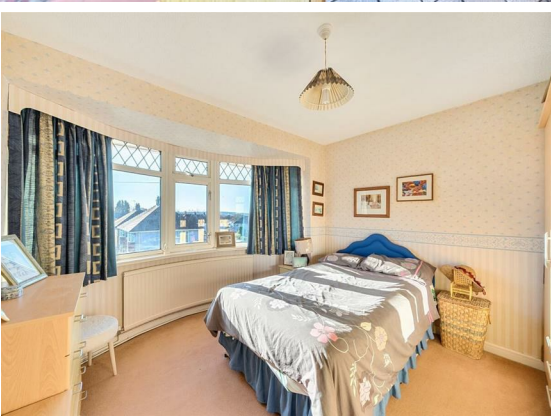
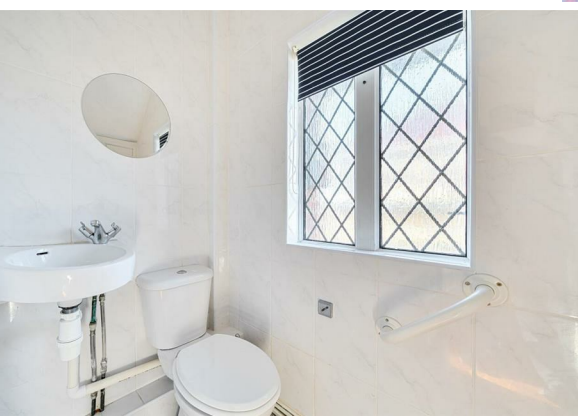
20'11" x 9'10" (6.40 x 3.01)

KITCHEN

10'11" x 9'4" (3.34 x 2.87)

FIRST FLOOR

LANDING



BEDROOM 1
11'6" into bay x 10'11" max (3.52 into bay x 3.33 max)

BEDROOM 2
14'3" x 9'11" (4.35 x 3.04)

BEDROOM 3
12'5" max x 8'9" in (3.80 max x 2.67 in)

BATHROOM

SEPERATE WC

EXTERNAL

DRIVEWAY AND GARAGE

Driveway and garage

TENURE

Leasehold - Term of 999 years with 929 year remaining from September 1955
Ground Rent - £10.50 p.a. fixed for the term and payment is made via Rees Richards

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C

COUNCIL TAX

BAND E

SERVICES

Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

