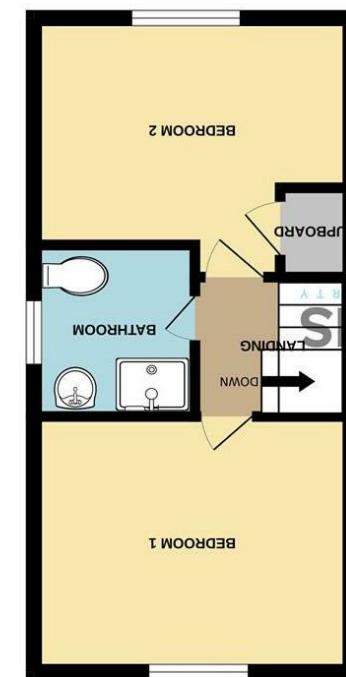


These particular, whilst believed to be set out as a general outline only for guidance and do not constitute any part of an offer or contract, Interdring Purchasers should note that statements of representation of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

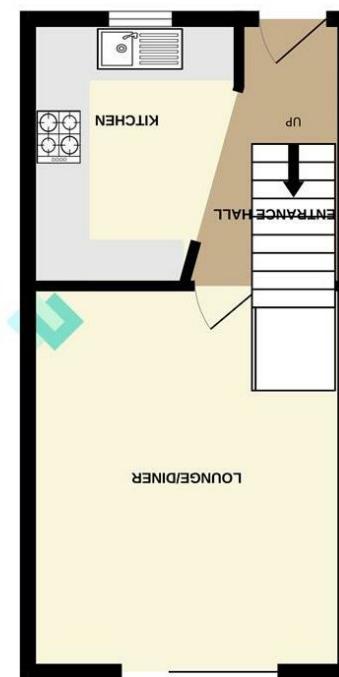
EPC



## AREA MAP



1ST FLOOR



GROUND FLOOR

## FLOOR PLAN



**24 Tennyson Way**  
Killay, Swansea, SA2 7DQ  
**Offers Over £175,000**



## GENERAL INFORMATION

Calling all first time buyers and investors!!

Set in a quiet cul-de-sac, this charming two-bedroom end-link home is just a short drive from the shops and amenities of Killay. Conveniently located within walking distance of Olchfa Comprehensive and Hendrefoilan Primary schools, it's perfect for small families or those looking to invest.

The ground floor features a welcoming hallway, a well-equipped kitchen, and a lounge/dining room with ample natural light. Upstairs, you'll find two double bedrooms and a stylish modern shower room.

Outside, the property boasts off-road parking for two vehicles, a well-kept front lawn, and an enclosed rear garden with both lawn and patio—ideal for relaxing or entertaining.

Don't miss out on this fantastic opportunity—schedule your viewing today!

No onward chain

EPC - C

Council Tax Band - C

Tenure - Freehold

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

#### KITCHEN

7'6" x 7'6" (2.30m x 2.31m)



#### LOUNGE/DINER

14'2" x 11'9" (4.34m x 3.60m)



#### FIRST FLOOR

#### BEDROOM 1

11'9" x 8'10" (3.60m x 2.71m)



#### BEDROOM 2

11'9" x 9'4" (3.60m x 2.85m)

#### SHOWER ROOM



### EXTERNAL

FRONT - Laid with decorative stones and off road parking.

REAR - Laid to lawn with sit-out patio area.

### SERVICES

Mains gas and electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

