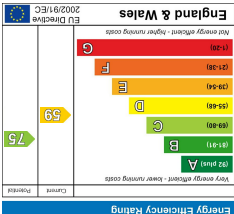


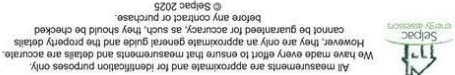
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



### EPC



### AREA MAP



84, Summerland Park, Upper Killay, SA2 7JA  
Approximate Total Area: 829 ft² ... 77.0 m²

### FLOOR PLAN



84 Summerland Park  
Upper Killay, Swansea, SA2 7JA  
Asking Price £240,000





GENERAL INFORMATION

Nestled on the edge of the stunning Gower Peninsula, renowned for its natural beauty, this charming two-bedroom semi-detached bungalow offers the perfect blend of tranquillity and convenience. Located in a peaceful cul-de-sac within the picturesque village of Upper Killay, it provides easy access to Gower's many pristine beaches, including the award-winning Three Cliffs Bay. The Killay Shopping Precinct is just a short distance away, and Swansea city centre is a quick drive from your doorstep.

Inside, the bungalow boasts a bright, spacious layout, filled with natural light. It features a cosy living room, a serene sunroom, a contemporary kitchen, and two well-proportioned bedrooms. The property also benefits from off-road parking and a detached garage, offering ample space for vehicles or additional storage. Outside, the private garden provides a peaceful sanctuary, ideal for enjoying the beauty of the surrounding area.

Perfectly suited for those seeking a peaceful retreat without sacrificing modern conveniences, this bungalow is the epitome of relaxed living in an enviable location.

No Onward Chain  
EPC - D  
Council Tax Band - D  
Tenure - Freehold. To be confirmed.

FULL DESCRIPTION

GROUND FLOOR

KITCHEN  
10'8" x 8'10" (3.26 x 2.70)

LOUNGE  
17'8" x 10'10" (5.41 x 3.31)

INNER HALL

SHOWER/UTILITY ROOM

STORAGE

BEDROOM 1  
14'2" x 8'9" (4.34 x 2.69)

BEDROOM 2  
10'10" x 10'7" (3.32 x 3.25)

CONSERVATORY  
12'0" x 9'4" (3.67 x 2.87)



**EXTERNAL**  
FRONT - Garden laid to lawn and off road parking.

REAR - Decked area with laid to lawn garden and sit-out patio.

DETACHED GARAGE

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

