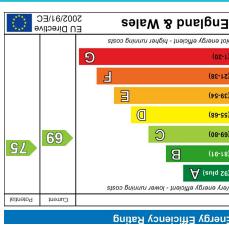
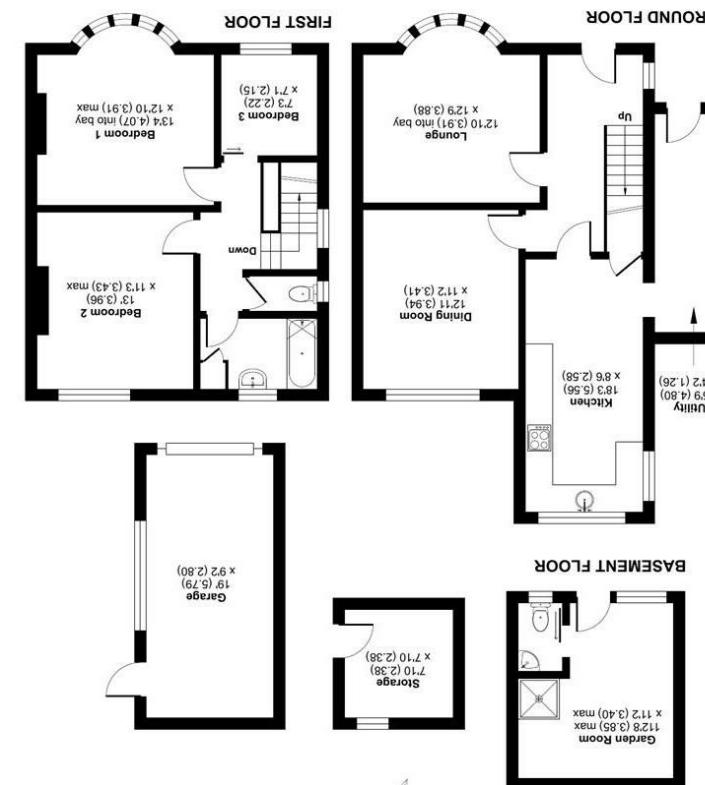




EPC



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.



Gower Road, Upper Killay, Swansea, SA2

AREA MAP

FLOOR PLAN



580 Gower Road
Upper Killay, Swansea, SA2 7DR
Asking Price £420,000



GENERAL INFORMATION

This attractive detached home offers versatile living accommodation in a highly desirable location. Nestled in the quiet village of Upper Killay, it provides convenient access to the stunning beaches of the Gower Peninsula, including the award-winning Three Cliffs Bay, while also being just a short distance from Killay Shopping Precinct and within easy reach of Swansea City Centre.

The ground floor features a welcoming entrance hall, a spacious lounge with bay window, a separate dining room, and a well-proportioned kitchen/breakfast room. A utility room adds further practicality.

On the first floor, the property offers three bedrooms, along with a family bathroom and a separate WC.

The basement level boasts a versatile garden room with shower and separate WC—ideal as a home office, gym, or guest accommodation. There is also an additional storage room.

Externally, the home enjoys a beautiful garden laid mainly to lawn, complemented by patio seating areas, a pond and storage shed. To the side, a private driveway provides off-road parking and leads to the garage.

Blending character with flexibility, this well-proportioned property is perfectly suited to families and those seeking a home with adaptable living space.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

12'9" into bay x 12'8" (3.91m into bay x 3.88m)



DINING ROOM

12'11" x 11'2" (3.94m x 3.41m)

KITCHEN/BREAKFAST ROOM

18'2" x 8'5" (5.56m x 2.58m)



UTILITY ROOM

15'8" x 4'1" (4.80m x 1.26m)



FIRST FLOOR

LANDING

BEDROOM 1

13'4" max x 12'9" (4.07m max x 3.91m)

BEDROOM 2

12'11" x 11'3" max (3.96m x 3.43m max)

BEDROOM 3

7'3" x 7'0" (2.22m x 2.15m)

BATHROOM

SEPERATE WC

BASEMENT FLOOR

GARDEN ROOM

12'7" max x 11'1" max (3.85m max x 3.40m max)

With shower and separate WC

STORAGE ROOM

7'7" x 7'9" (2.32m x 2.38m)

EXTERNAL

Garden laid to lawn with sit-out patio areas and a pond.

GARAGE

18'11" x 9'2" (5.79m x 2.80m)

STORAGE SHED

8' x 6' (2.44m x 1.83m)

PARKING

Driveway parking to front and side

TENURE

Freehold

EPC

C

COUNCIL TAX

E

SERVICES

Mains gas, electric, water (currently billed, applied for meter) & drainage.

There is currently broadband available at the property via Plusnet, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Tesco Mobile. Please refer to Ofcom checker for further information.

