

AREA MAP



FLLOOR PLAN



10 Ridgeway Killay, Swansea, SA2 7AS **Asking Price £190,000**



DAWSONS

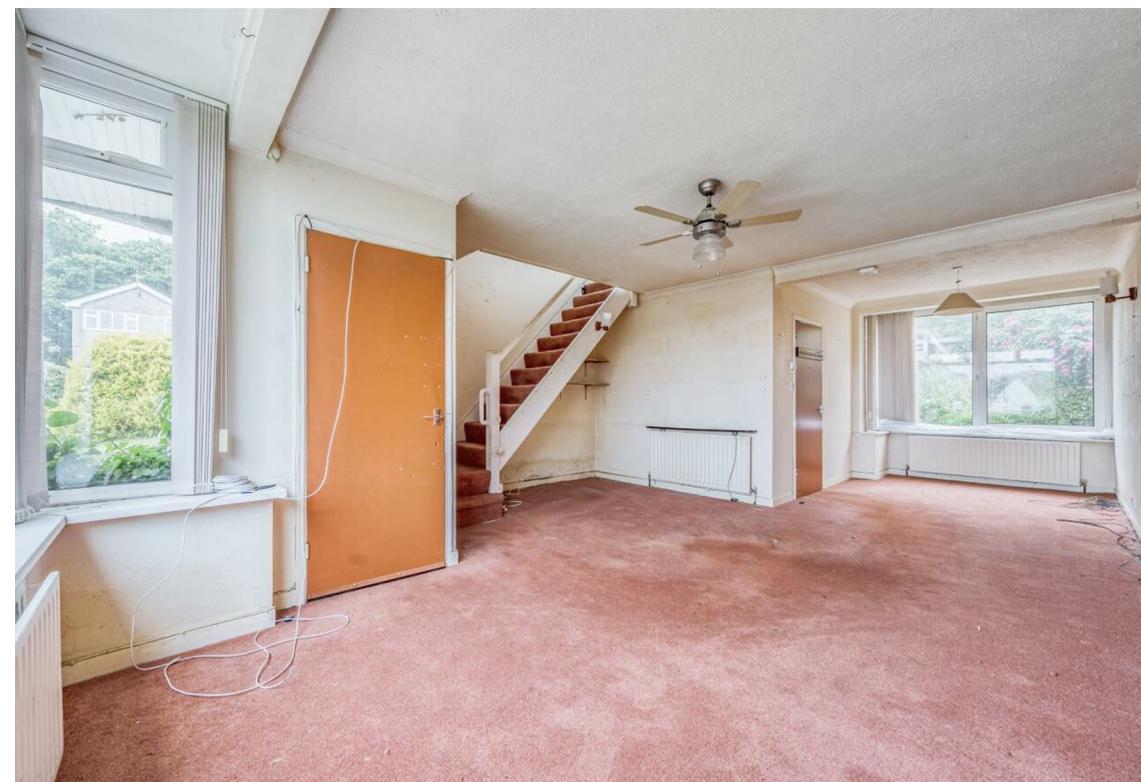
GENERAL INFORMATION

Located in the heart of the desirable village of Killay, this three-bedroom dormer-style property presents an excellent opportunity for investors or those looking to modernise a home to their own taste. Positioned on a generous corner plot, the property offers plenty of outdoor space and potential for enhancement.

The property is ideally situated close to a range of local amenities, including the Killay Shopping Precinct, library, and medical centre, making it a convenient and practical location for families and professionals alike.

The accommodation comprises an entrance porch leading into a spacious lounge and dining area, with a separate kitchen completing the ground floor. Upstairs, there are two double bedrooms, one single bedroom, and a family shower room.

Externally, the home benefits from a front driveway, a generous lawned area, and a detached double garage at the rear. This is a rare chance to secure a well-located property with significant scope in one of Swansea's most popular suburbs.



FULL DESCRIPTION

GROUND FLOOR

LOUNGE/DINING ROOM

26'9" max x 16'1" max (8.16 max x 4.91 max)



KITCHEN

8'3" x 8'0" (2.53 x 2.44)



FIRST FLOOR

LANDING

BEDROOM 1

10'0" x 9'10" (3.06 x 3.02)



BEDROOM 2

10'5" max x 10'1" (3.20 max x 3.08)

BEDROOM 3

6'7" x 6'0" (2.03 x 1.84)



SHOWER ROOM

EXTERNAL

PARKING

DOUBLE GARAGE

16'4" x 13'1" (5.00 x 4.00)

TENURE

Freehold

EPC

C

COUNCIL TAX

D

SERVICES

Mains gas, electric, water & drainage.

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

