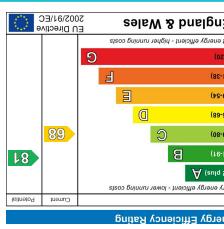




These particulars or representations of facts, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP

Produced for Dawsons Property, REF: 1160787  
Floor plan produced in accordance with RICS Property Measurement Standards Incorporating  
RICS Measures  
© Redrow 2024



Gower Road, Upper Killay, Swansea, SA2  
For information only - Not to scale  
Approximate Area = 1876 sq ft / 174.2 sq m

FLOOR PLAN



712 Gower Road  
Upper Killay, Swansea, SA2 7HQ  
Offers Around £550,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Welcome to this charming detached family home located on Gower Road in the sought after village of Upper Killay. This property boasts a spacious lounge, perfect for entertaining guests or relaxing with family. With four bedrooms, one with an ensuite bathroom, plus a shower room, there is ample space for a growing family or those in need of extra room. The property also features driveway parking for approximately four vehicles, ensuring convenience for you and your visitors. The level, enclosed rear garden provides an outdoor space with mature planting, lawn and patio where you can relax and enjoy the fresh air. Situated in a desirable location, this property offers the best of village living with all the necessary amenities within reach, perfectly located if you're looking for a peaceful retreat away from the hustle and bustle of city life whilst becoming part of a welcoming community. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful property.

No onward chain.

EPC - D

Council Tax Band - F

Tenure - Freehold

## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

**Lounge**  
24'8" x 14'7" (7.52 x 4.45)



**Dining Room**  
16'5" x 12'0" (5.00m x 3.66m)



**Kitchen**

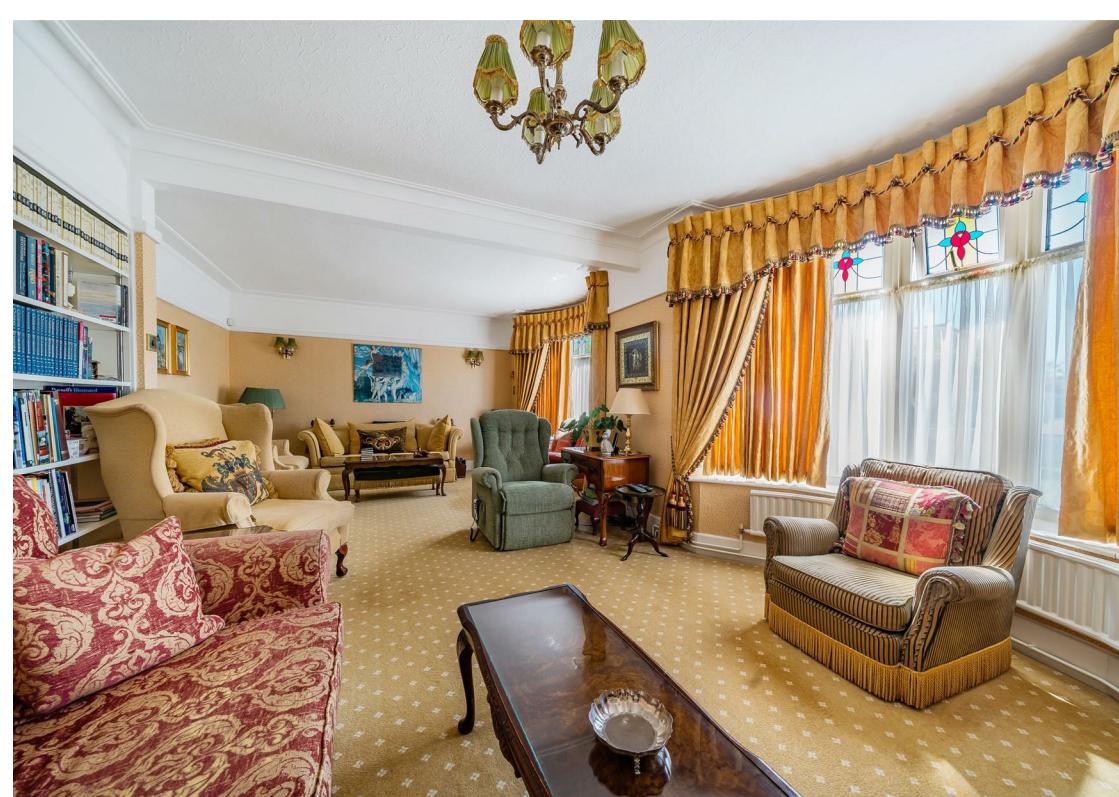
17'4" x 10'11" (5.28m x 3.33m)

**Utility Room**

**Cloakroom**

**First Floor**

**Landing**



**Bedroom One**  
20'0" max x 13'0" max (6.10m max x 3.96m max)

**Ensuite Bathroom**

**Bedroom Two**  
13'6" into bay x 12'7" max (4.11m into bay x 3.84m max)

**Bedroom Three**  
15'7" into bay x 12'0" max (4.75 into bay x 3.66 max)

**Bedroom Four**  
11'4" x 8'10" (3.45m x 2.69m)

**Shower Room**

**Externally**

**Front**

**Rear**

**Services**

Mains electricity. Current supplier - Ovo Heating and hot water. Mains gas. Current supplier - British Gas Mains water. Metered Mains drainage and sewerage Broadband. Current supplier - Sky Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - 02 You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

