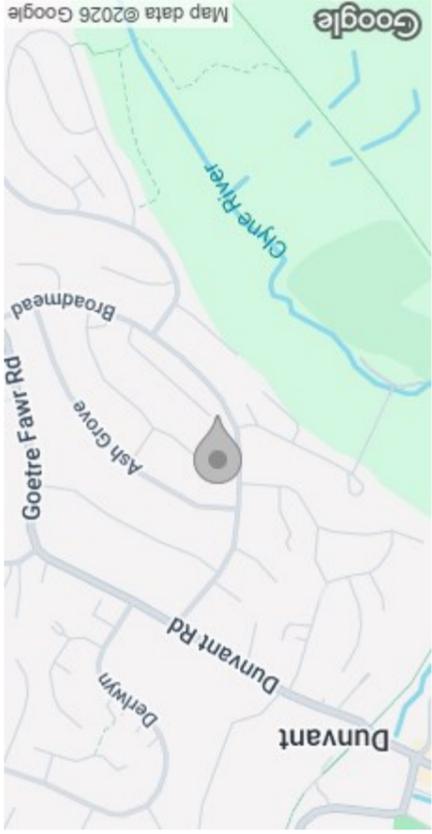


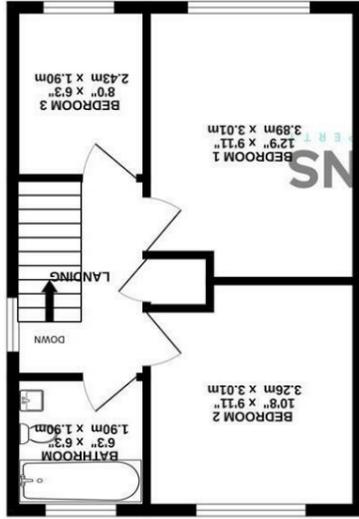
EPC



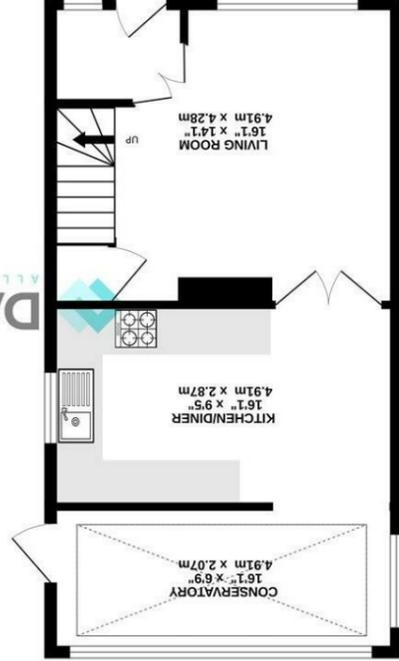
AREA MAP

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.

While every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of rooms, windows and other items are approximate and no guarantee is made for any error, omission or mis-statement. This plan is for the purchaser's reference only and should be used as such by any prospective purchaser. The services, options and appliances shown here have not been tested and no guarantee is made as to their operability or efficiency (can be given).



1ST FLOOR (95.1 sq.m.) approx.  
 378 sq.ft. (95.1 sq.m.) approx.



GROUND FLOOR (44.9 sq.m.) approx.  
 483 sq.ft. (44.9 sq.m.) approx.

FLOOR PLAN



70 Broadmead  
 Killay, Swansea, SA2 7EJ  
 Asking Price £250,000



## GENERAL INFORMATION

Dawsons are delighted to bring to the market this well-presented three-bedroom semi-detached home, further enhanced by the addition of a conservatory to the rear, creating valuable extra living space.

The accommodation briefly comprises an entrance vestibule leading into a bright front-facing lounge featuring a charming fireplace and staircase rising to the first floor. To the rear of the property is a fitted kitchen/diner offering ample space for dining and everyday family living, which opens through to the conservatory enjoying views over the garden and providing direct access to the outdoor space.

To the first floor, the landing leads to three bedrooms, comprising two doubles and a single, together with a family bathroom.

Further benefits include gas central heating and uPVC double glazing.

Externally, the property offers a driveway to the front alongside an elevated lawned garden area. To the side and rear, there is a fully enclosed garden featuring a paved patio seating area and a lawned section.

The property enjoys a highly desirable location with easy access to Dunvant Rugby Club and a children's play area off Woodcote, with access onto the scenic Clyne Cycle Track offering routes towards Gowerton or Blackpill — perfect for walking, cycling and family days out. The home also falls within the sought-after Olchfa Comprehensive School catchment area and is conveniently located close to bus routes and the excellent range of amenities available in Killay, including doctors, dentists, chemists, cafés and restaurants.

Viewing is highly recommended to fully appreciate the space, location and lifestyle this lovely home has to offer.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

#### LIVING ROOM

16'1" x 14'0" (4.91m x 4.28m)

#### KITCHEN/DINER

16'1" x 9'4" (4.91m x 2.87m)

#### CONSERVATORY

16'1" x 6'9" (4.90m x 2.06m)

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12'9" x 9'10" (3.89m x 3.01m)

#### BEDROOM 2

10'8" x 9'10" (3.26m x 3.01m)



#### BEDROOM 3

7'11" x 6'2" (2.43m x 1.90m)

#### BATHROOM

6'2" x 6'2" (1.90m x 1.90m)

#### EXTERNAL

FRONT - Driveway and elevated lawn. Pedestrian gated access to

SIDE - Paved patio sitting area

REAR - Laid to lawn garden

#### TENURE

FREEHOLD

#### COUNCIL TAX BANDING

D

#### EPC

E

#### SERVICES

Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

