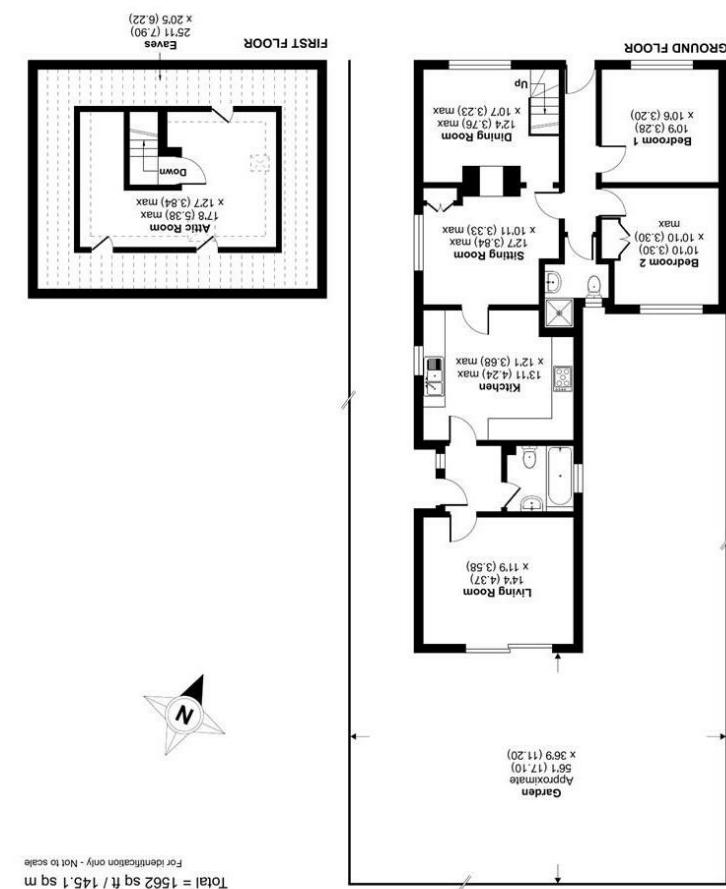


AREA MAP

Killay, Swansea, SA2

Approximate Area = 1211 sq ft / 112.5 sq m
Limited Use Area(s) = 351 sq ft / 32.6 sq m
Total = 1562 sq ft / 145.1 sq m

For information only - Not to scale



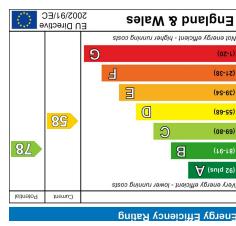
FLOOR PLAN



529 Gower Road
Killay, Swansea, SA2 7DS
Asking Price £325,000



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.



GENERAL INFORMATION

Situated on the very popular Gower Road and within walking distance of local amenities, schools, and doctors in the village of Killay, we are delighted to present this charming and extended detached bungalow to the market.

This versatile home offers flexible living accommodation and briefly comprises: entrance hallway, two bedrooms, a modern shower room, dining room, spacious attic room (currently without building regulations), kitchen/breakfast room, sitting room with bi-fold doors opening onto the rear garden, a comfortable living room, and a family bathroom.

The rear garden features a mix of mature landscaped areas, including a well-maintained lawn and patio—ideal for relaxing or entertaining. To the front of the property is a private driveway providing off-road parking.

Clyne Valley is conveniently close by, offering a scenic track that leads directly to Blackpill and provides easy access to the seafront. The area also features numerous picturesque woodland and riverside paths, perfect for enjoying beautiful walks in nature.

Early viewing is highly recommended to fully appreciate the potential and charm of this delightful home.



FULL DESCRIPTION

Ground Floor

Hallway

Living Room
14'4" x 11'8" (4.37 x 3.58)

Bathroom

Kitchen/Breakfast Room
13'10" x 12'0" (4.24 x 3.68)

Sitting Room
12'7" x 10'11" (3.84 x 3.33)

Dining Room
12'4" x 10'7" (3.76 x 3.23)

Inner Hallway

Bedroom One
10'9" x 10'5" (3.28 x 3.20)



Bedroom Two
10'9" x 10'9" (3.3 x 3.3)

Shower Room

Attic Room
17'7" x 12'7" (5.38 x 3.84)
With no building regs.

Externally

Front

A driveway providing parking for several vehicles and a low maintenance garden laid with stone shingle.

Rear

A level, enclosed garden with a lawn, patio, vegetable patch, mature trees and shrubs, shed and barbecue area.

Parking

Driveway providing parking for several vehicles.

Tenure

Freehold

EPC

D

Council Tax

E

Services

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

There is currently broadband available at the property via Sky. Please refer to the Ofcom checker for further coverage information.

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