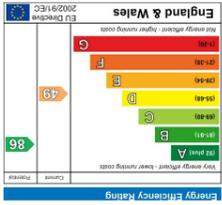


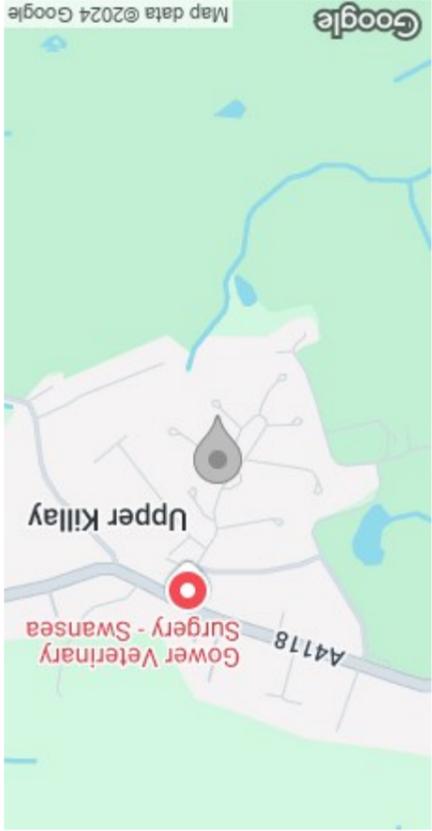


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the English contained here, measurements of doors, windows, rooms and any other dimensions are approximate and no responsibility is taken for any errors or omissions. The floor is shown as finished and should be built on this level. The area shown is approximate and should be checked on site. The area shown is approximate and should be checked on site. The area shown is approximate and should be checked on site.



EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



68 Summerland Park
 Upper Killay, Swansea, SA2 7HZ
 Asking Price £240,000



GENERAL INFORMATION

Sitting on the fringes of the Gower Peninsula, an area of outstanding natural beauty, is this two bedroom semi-detached bungalow. Situated in a cul de sac in the quiet village of Upper Killay, it offers easy access to the many beaches of Gower, including the award winning Three Cliffs Bay, whilst also being a short distance from Killay Shopping Precinct and a further short drive away from the city centre. With a spacious interior boasting an abundance of natural light, the property features a cosy living room, a tranquil sun room, a modern kitchen and two well appointed bedrooms. Outside, the private garden is perfect for enjoying the idyllic surroundings. Ideal for those seeking a peaceful retreat without compromising on convenience, this bungalow epitomises relaxed living in a desirable location.

EPC - E

Council Tax Band - D

Tenure - Freehold. To be confirmed.



FULL DESCRIPTION

Ground Floor

Sun Room

16'9" x 9'10" (5.11 x 3.02)

The property is entered via a double glazed door. The conservatory is of double glazed construction to three sides with dwarf wall and polycarbonate roof. Two radiators. Wood effect flooring. Double glazed patio doors leading out onto the rear garden. Double glazed patio doors into:

Hallway

Radiator. Wood effect flooring. Doors into the two bedrooms, bathroom and kitchen. Door into:

Lounge

17'10" x 10'5" (5.46 x 3.20)

Double glazed window to the front. Feature marble effect fireplace with a wooden beam above. Access via a pull down ladder to the loft, which is boarded and has light. Two radiators.

Kitchen

9'2" x 9'1" (2.80 x 2.78)

Fitted with a range of wall and base units with complementary work surfaces incorporating one and a half bowl resin sink unit with drainer and mixer tap. Integrated appliances comprising electric oven, gas hob, fridge and freezer. Wall mounted gas central heating boiler. Radiator. Partly tiled walls. Wood effect flooring. Double glazed windows to the front and side.



Bedroom One

13'10" x 10'5" (4.24 x 3.19)

Double glazed sliding doors leading out onto the rear garden. Feature marble effect fireplace with a wooden surround and stone hearth. Radiator. This room is currently used as a sitting room.

Bedroom Two

11'5" x 10'3" (3.48 x 3.14)

Double glazed patio doors to the rear. Built-in wardrobe. Radiator.

Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin and P shaped panelled bath with shower over and glass side screen. Heated towel rail. Partly tiled walls. Wood effect flooring. Double glazed frosted glass window to the side.

Externally

Front

Gated access to a garden laid to lawn with a hedge, mature border planting and a driveway providing parking for two vehicles. Further gates giving access to a gravelled area leading to the entrance door. Pedestrian access to:

Rear

A level garden laid to lawn with mature trees and shrubs and a sit out patio.

Services

Mains electricity. Current supplier - Ovo
Heating and hot water. Mains gas. Current supplier - Ovo
Mains water. Metered
Mains drainage and sewerage
Broadband not currently connected.
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.

Additional Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. We advise you to seek advice and carry out further checks from an Asbestos Credited Specialist.

