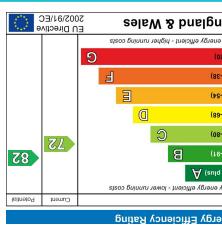
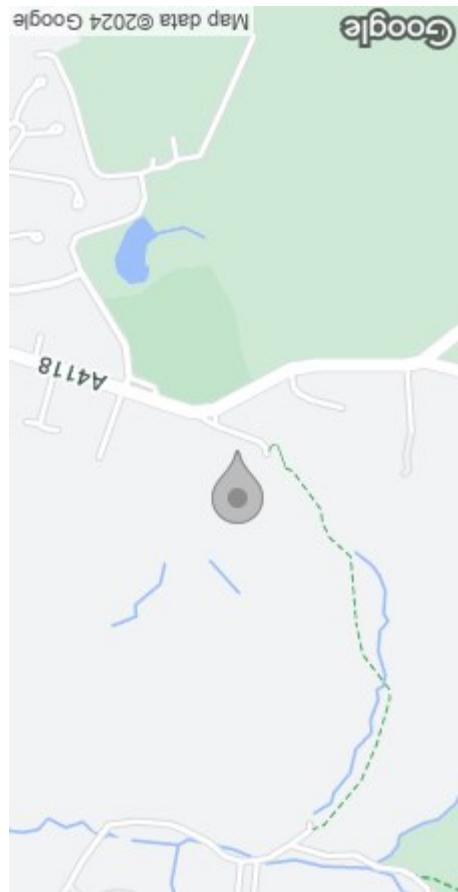




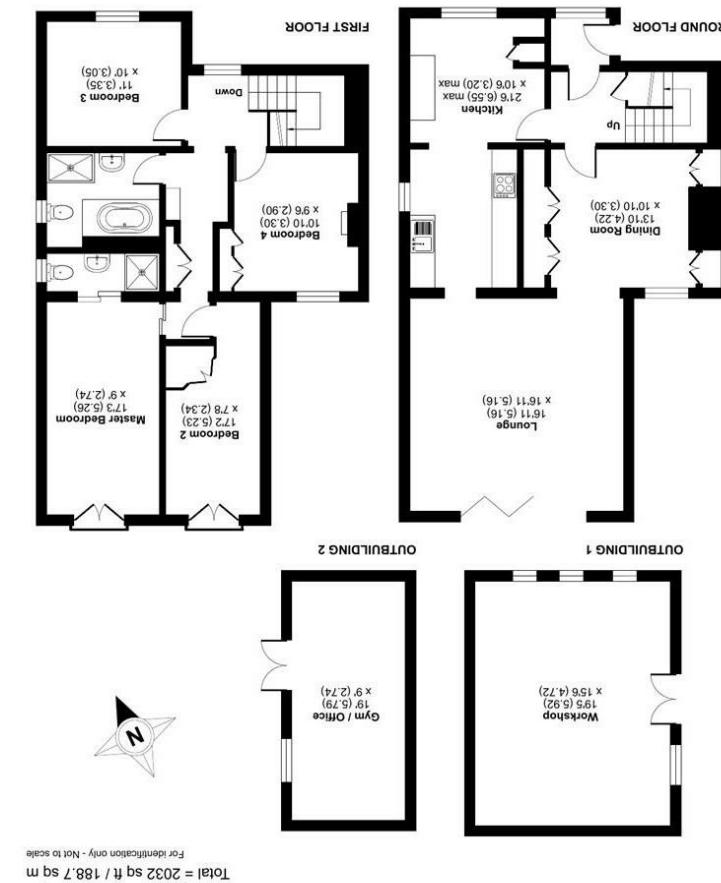
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Gower Road, Upper Killay, Swansea, SA2

FLOOR PLAN



762 Gower Road
Upper Killay, Swansea, SA2 7HQ
Offers Around £525,000

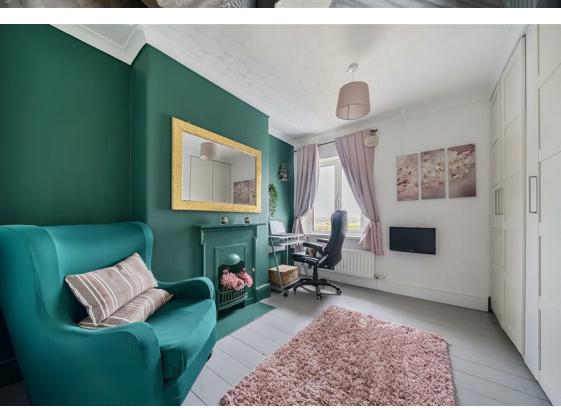
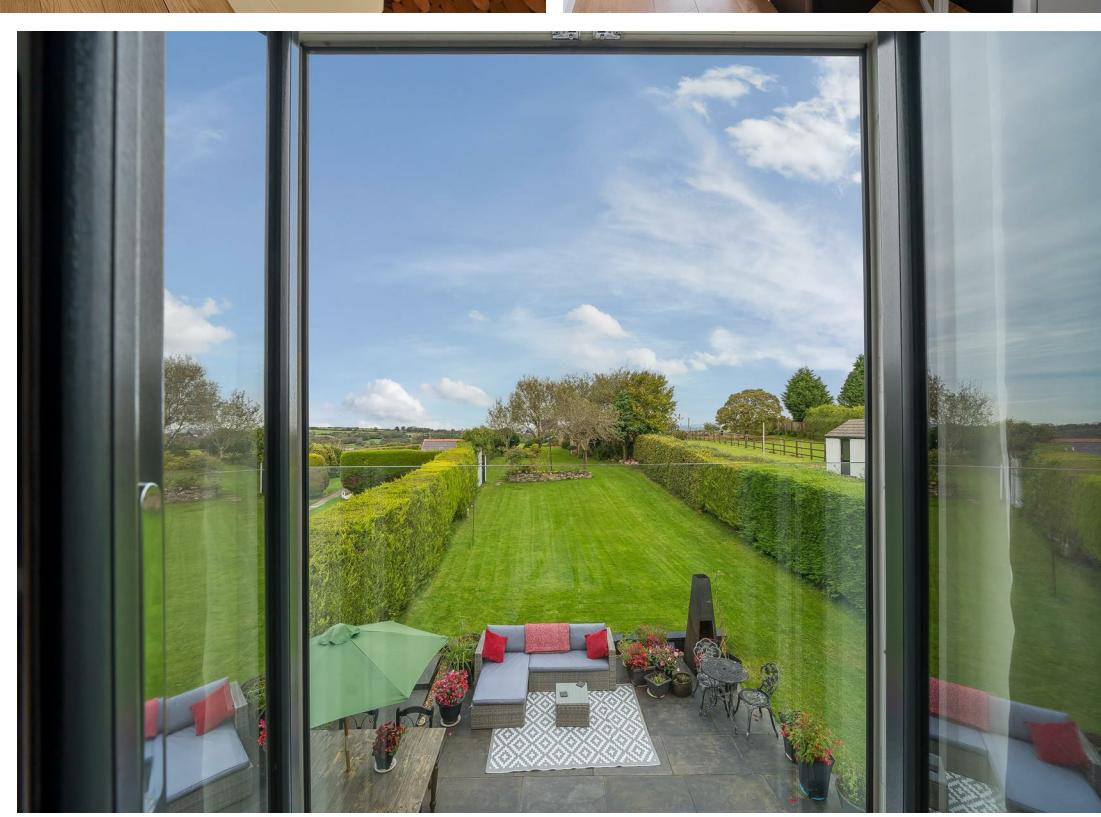
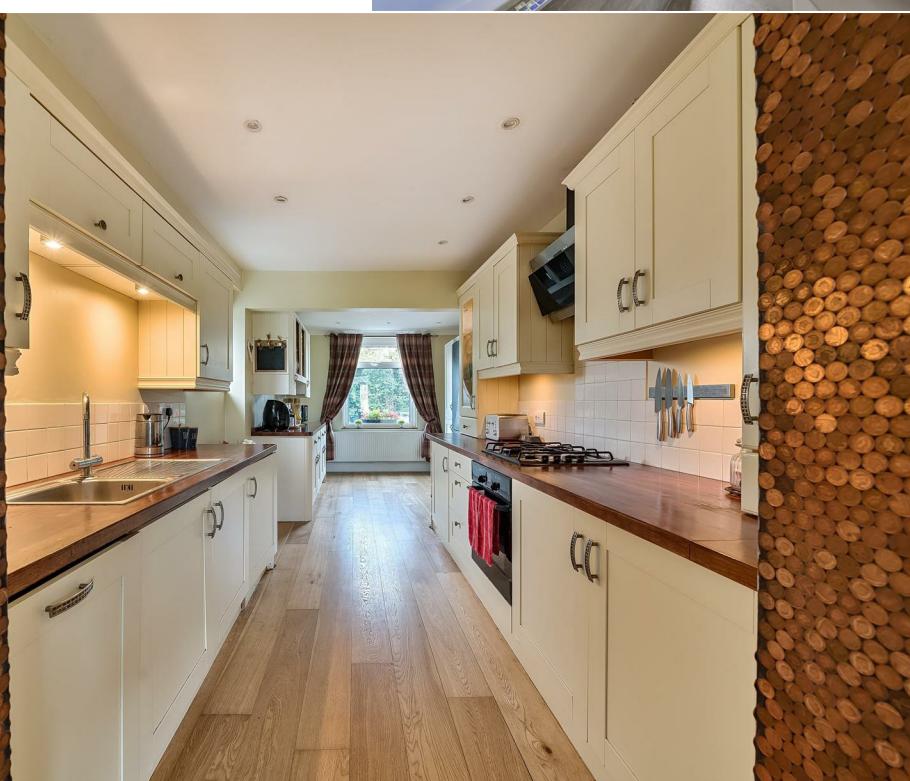
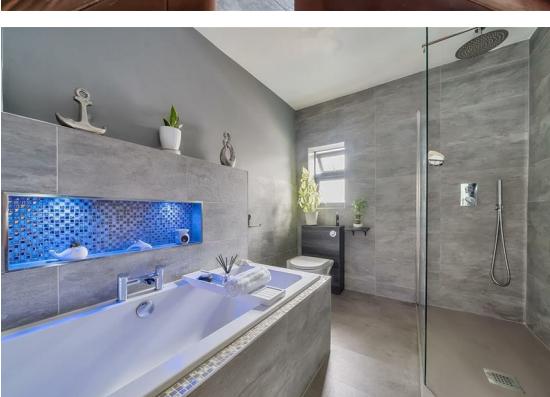


DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

***** NO CHAIN *****

Sitting on the fringes of the Gower Peninsula, an area of outstanding natural beauty, is this extended 4-bedroom semi-detached home. Situated 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. The ground floor accommodation hosts a light entrance porch into the hallway, which leads through to a dining room with concealed bespoke home office workstation and original fireplace. Also accessed from the hallway are the kitchen and an impressive light and airy lounge with log burner and bi-fold doors opening the full width of the rear of the house onto a generous patio, offering the benefits of indoor-outdoor living. The first floor offers a master bedroom with Juliette balcony and an ensuite shower room and a second double bedroom with a Juliette balcony. Both overlook the extensive garden with countryside views. Also on this floor are two further double bedrooms and a modern four piece bathroom. The extensive rear garden with established trees and shrubs and a large lawn is perfect for keen gardeners and families, boasting a beautiful sit out patio, a garden building currently utilised as a gym and a further workshop. It has beautiful uninterrupted panoramic views over fields, Gower and in the distance the Brecon Beacons.



Dining Room
13'10" x 10'10" (4.22m x 3.30m)
Double glazed window to the rear. Custom built oak veneer storage unit housing desk/work station. Original inset arched fireplace. Built-in alcove cupboards. Radiator. Engineered oak flooring.

First Floor
Landing
Double glazed window to the front. Built-in storage cupboard. Loft access hatch. Wood effect flooring. Doors into:

Master Bedroom
17'3" x 9'0" (5.26m x 2.74m)
Double glazed French doors to the rear leading out onto a glass Juliette balcony with panoramic views. Vertical radiator. Wood effect flooring. Door into:

Ensuite Shower Room
Three piece suite comprising low level WC, wash hand basin fitted into a vanity unit and shower enclosure with rainfall shower. Fully tiled walls. LVT wood effect flooring. Double glazed obscure glass window to the side.

Bedroom Two
17'2" x 7'8" (5.23m x 2.34m)
Double glazed French doors leading out onto a glass Juliette balcony with panoramic views. Built-in wardrobe. Vertical radiator. Wood effect flooring.

Bedroom Three
10'10" x 9'6" (3.30m x 2.90m)
Double glazed window to the front. Original feature fireplace. Radiator. Wood effect flooring.

Bedroom Four
11'0" x 10'0" (3.35m x 3.05m)
Double glazed window to the rear. Built-in wardrobes. Original feature fireplace. Radiator. Stripped floorboards.

Family Bathroom
Four piece suite comprising low level WC with concealed cistern, wash hand basin, double ended bath and walk-in rainfall shower with additional hand held shower. Vertical radiator. Partly tiled walls with feature illuminated display shelf. LVT wood effect flooring. Double glazed obscure glass window to the side.

Externally
Front
A garden laid to lawn with a pathway leading to the front door and a driveway providing parking for two vehicles. Double gates giving access to:

Rear
A large garden laid to lawn with border hedges, numerous fruit trees and a decorative raised bed. Limestone riven finish patio. A covered sit out decked area to the rear with uninterrupted panoramic views over fields, Gower and in the distance The Brecon Beacons. Outbuilding used for storage. Doors into:

Workshop
19'5" x 15'6" (5.92m x 4.72m)
Four double glazed windows. Electric lights and sockets.

Gym/Office
19'0" x 9'0" (5.79m x 2.74m)
Double glazed patio door and window. Electric sockets. Wood effect flooring. Loft storage.