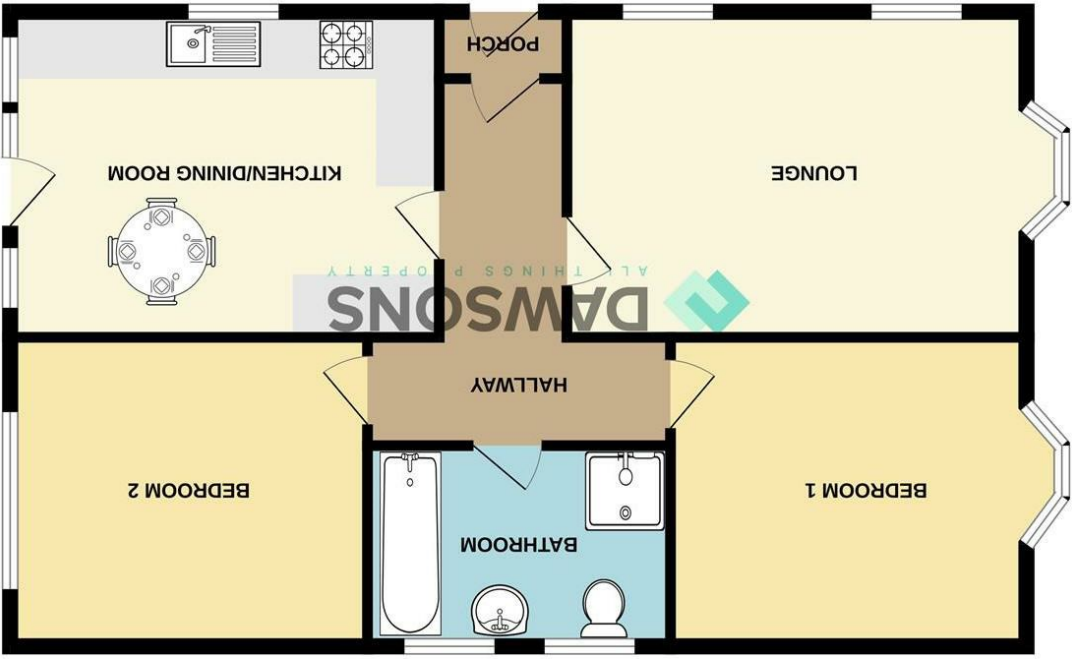


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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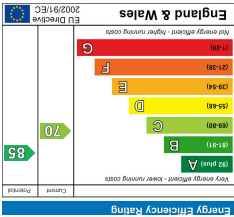
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



30 Hen Parc Lane
Upper Killay, Swansea, SA2 7EY
Offers Around £290,000



GENERAL INFORMATION

Sitting on the fringes of the Gower Peninsula, an area of outstanding natural beauty, is this charming two bedroom detached bungalow. 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 accommodation hosts a light entrance porch into the hallway, lounge, kitchen/dining room, two large bedrooms and a large bathroom with a bath as well as a walk in shower. Externally the property offers a front garden laid to lawn with a driveway for three vehicles leading to the garage. The rear enclosed garden is mostly laid to lawn with a sit out patio and access the the underground cellar. Viewing is highly recommended to appreciate this lovely home.

No onward chain
EPC - C
Council Tax Band - E
Tenure - Freehold

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Lounge
16'5" x 11'5" (5.01 x 3.48)

Kitchen/Dining Room
15'7" x 11'5" (4.76 x 3.48)

Bedroom One
12'11" x 11'3" (3.96 x 3.45)

Bedroom Two
12'8" x 11'3" (3.88 x 3.45)

Bathroom

Externally



Front

Rear

Garage

Shed

Cellar

Services

Mains electricity. Current supplier - E.on
Heating and hot water. Mains gas. Current supplier - E.on
Mains water. Not metered.
Mains drainage and sewerage.
Broadband. There is no broadband currently at the property.
Mobile. There are no known issues or restrictions for mobile coverage.
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.

