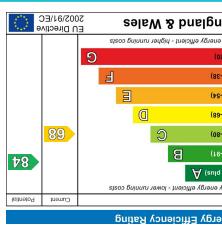
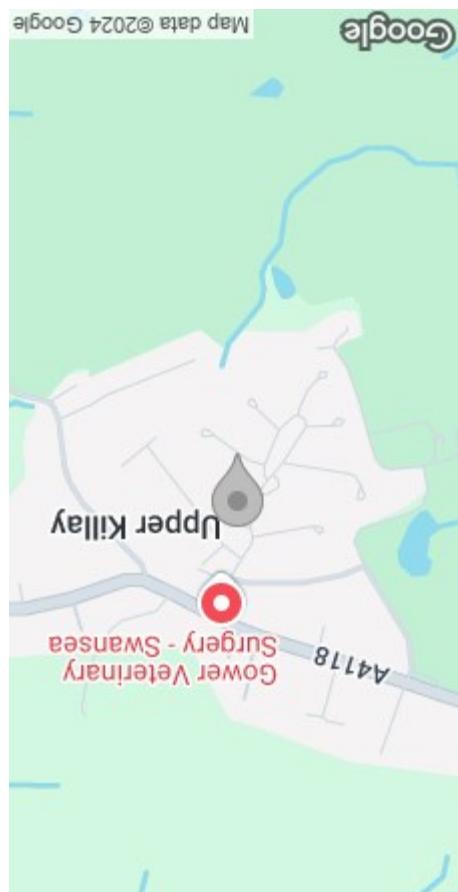




These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



GROUND FLOOR

### FLOOR PLAN



**91 Summerland Park**  
Upper Killay, Swansea, SA2 7JA  
Offers Around £265,000



## GENERAL INFORMATION

Sitting on the fringes of the Gower Peninsula, an area of outstanding natural beauty, is this three bedroom detached bungalow set on a cul-de-sac. 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. You'll need to get in quick! The accommodation comprises side entrance, two rear facing bedrooms overlooking the fantastic garden, a further bedroom, bathroom, lounge, dining room and kitchen. There is driveway parking for approximately five vehicles to the front leading to a detached garage. Early viewing is recommended as this property will not be on the market for long!

EPC - D  
Council Tax Band - E  
Tenure - Freehold.



## FULL DESCRIPTION

### Ground Floor

#### Entrance Porch

The property is entered via a double glazed door with double glazed side panel. Door with a glazed side panel into:

#### Lounge

18'6" x 11'8" (5.64 x 3.57)

Double glazed window to the front. Feature fireplace housing a coal effect gas fire with a marble effect hearth and wooden surround. Radiator. Door into the hallway. Door into:

#### Dining Room

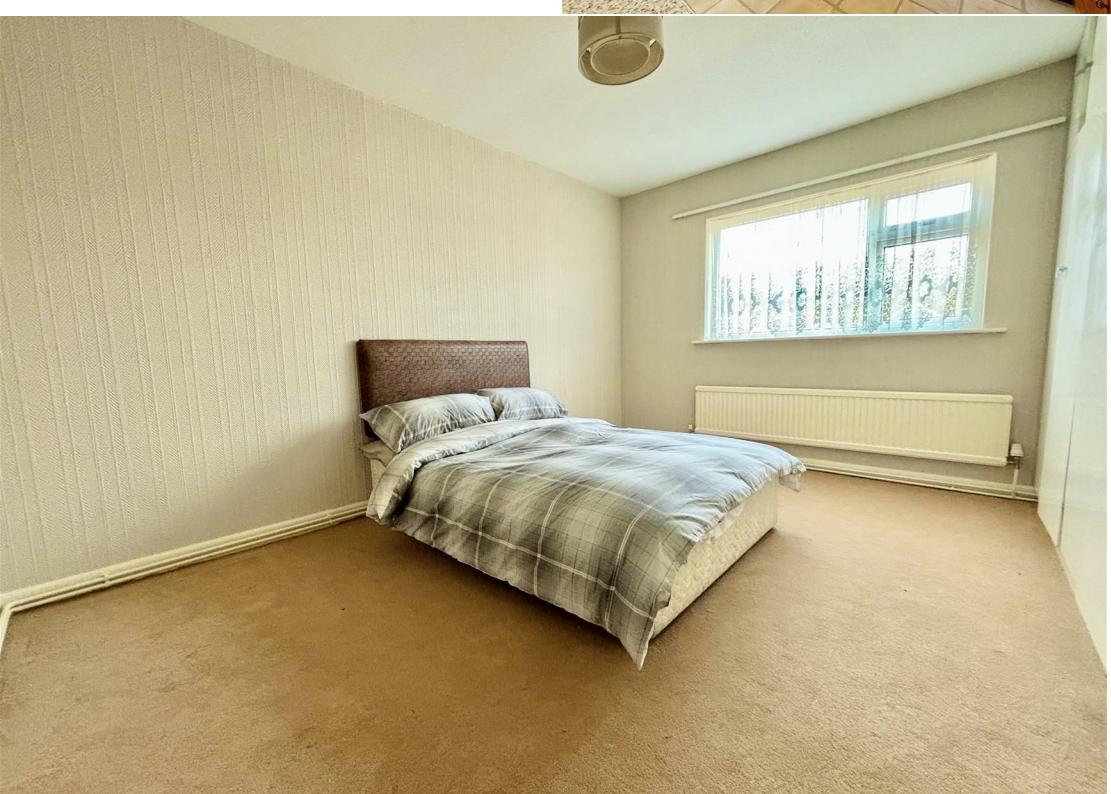
9'8" x 8'8" (2.96 x 2.65)

Double glazed window to the front. Radiator. Double glazed door to the side. Open through to:

#### Kitchen

9'8" x 9'0" (2.96 x 2.75)

Fitted with a range of wall and base units with a complementary work surface incorporating single bowl stainless steel sink unit with drainer and mixer tap. Integrated appliances comprising electric oven and grill with gas hob and concealed extractor fan over, fridge and washing machine. Door into cupboard housing the central heating boiler and gas/electric meters. Partly tiled walls. Tiled floor. Double glazed window to the side.



#### Hallway

Built-in storage cupboard. Loft access hatch. Doors into:

#### Shower Room

Three piece suite comprising low level WC, pedestal wash hand basin and step-in shower enclosure. Chrome heated towel rail. Fully tiled walls. Wood effect vinyl flooring. Double glazed frosted glass window to the side.

#### Bedroom One

13'3" x 9'8" (4.06 x 2.96) to wardrobes

Double glazed window to the rear. Built-in wardrobes. Radiator.

#### Bedroom Two

10'4" x 10'0" (3.17 x 3.06)

Double glazed window to the rear. Radiator.

#### Bedroom Three

8'6" x 8'1" (2.60 x 2.47)

Double glazed window to the side. Radiator.

#### Externally

##### Front

A garden laid to lawn with mature border planting and a block paved driveway providing parking for approximately five vehicles leading to:

#### Garage

18'6" x 16'0" (5.66 x 4.88)

A detached garage with windows and a pedestrian door to the side and electricity supply.

#### Rear

A garden laid to lawn with mature border shrubs and a greenhouse.

#### Services

Mains electricity. Current supplier - Ovo Heating and hot water. Mains gas. Current supplier - Ovo

Mains water. Not metered.

Mains drainage and sewerage

Broadband. Not currently connected

Mobile. The property is currently vacant. There are no known issues or restrictions for 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.

Asbestos was introduced in the 1930's and used up until the late 1990's in the production of down-pipes, guttering, soil pipes and garage roofs. This list is not exhaustive and so we advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

