



**29 Ridgeway, Killay, Swansea, SA2 7AT**

**Asking Price: £265,000**

- Popular And Convenient Residential Area
- Driveway Parking With Single Detached Garage
- Front And Rear gardens
- Three Double Bedrooms
- Ideal First Time Purchase Or Family Home
- Within A good School Catchment Area
- A Must See Property To Appreciate
- Beautifully Presented Throughout

**Entrance Porch**

1.92m x 1.27m (6' 4" x 4' 2")

Entered via composite front door in antracite grey with matching glazed side panel, built in storage cupboard housing meters and inner door to:-

**Lounge**

3.78m x 2.95m (12' 5" x 9' 8")

A good sized light and airy lounge open plan effect with staircase giving access to the first floor, understairs storage cupboard space (housing boiler supplying domestic hot water and gas central heating). light oak laminate flooring, large double glazed window to front aspect and opening to:-

**Dining Room**

3.38m x 02.85m (11' 1" x 9' 4")

With continued light oak effect laminate flooring and double glazed French doors opening onto the rear garden.

**Kitchen**

2.84m x 2.70m (9' 4" x 8' 10")

A well appointed and extremely well presented modern kitchen with a wide selection of matching base and wall units in high gloss cream with chrome handles, wood work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, plumbing for automatic washing machine, space for fridge freezer, part tiled walls and double glazed window looking onto rear garden.

**First Floor Landing**

With double glazed frosted window to side aspect, built in airing cupboard space and doors to:-

**Bedroom One**

3.67m x 3.76m (12' 0" x 12' 4")

With a selection of fitted wardrobes and double glazed window to front aspect.

**Bedroom Two**

3.37m x 2.72m (11' 1" x 8' 11")

With fitted mirrored wardrobes and double glazed window looking onto rear garden.

**Bedroom Three**

3.08m x 2.99m (10' 1" x 9' 10")

With double glazed window to front aspect.

**Family Bathroom**

2.01m x 1.83m (6' 7" x 6' 0")

A three piece suite in white comprising panel bath with chrome single head shower over with glazed side screen, wash hand basin, low level W.C, fully tiled walls and double glazed frosted window to rear aspect.

**External**

To the front of the property is a resin driveway suitable to park numerous vehicles leading to a single detached garage with up and over door with power and light. A pretty front garden well stocked with mature shrubs and flower borders and lawned area. To the rear is a good sized level and enclosed garden with astro turf, mature shrubs and flower borders and pear trees.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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