

FOR SALE

£259,950 Freehold



Broadacre, Killay, Swansea, West Glamorgan SA2 7RU

- Three Bedroom Family Home
- Semi-detached
- Beautifully Presented
- Bathroom and Shower Room
- Off-road Parking, Driveway & Garage
- Gas Central Heating



Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566
mail@bayestateagents.com



PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this beautifully-presented, three bedroom, extended semi-detached property in the sought-after location of Killay. The accommodation briefly comprises an entrance hallway, living room, kitchen in contemporary design with sitting room/dining area, and downstairs shower room with utility cupboard, plumbed for washing machine and tumble dryer. Upstairs there is a main double bedroom which benefits from sweeping countryside views over Dunvant Valley, a second double bedroom, a single bedroom (currently used as a home office), and bathroom. Externally there is paving to front and driveway with detached single garage. The rear garden is laid to terraces over two levels, the lower level with patio, gazebo and elevated flower bed, the upper level laid to lawn. This family home is located in the Olchfa school catchment area and is within good road links into Swansea, Gower Peninsula and the M4. Gas central heating. Solar panels. Council Tax: Band D. Virtual tour available. Viewing is highly recommended!



ROOM DESCRIPTIONS

Hallway

Wood effect composite entrance door with frost glazed panel. Fitted carpet. Carpeted stairs leading to first floor. Ceiling light fitting, radiator. Thermostat. Door leading to:

Living Room

3.753m x 4.176m (12' 4" x 13' 8") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front. Radiator. Door to storage cupboard under stairs.

Kitchen

4.778m x 2.726m (15' 8" x 8' 11") [Measurements taken to furthest point of room]

Tiled flooring. Recessed ceiling spotlights and under-counter lighting. A range of wall and base units in gloss grey, incorporating hardwood work surface and splash-back trim, black resin bowl and half sink and drainer unit, integrated electric oven and grill with 5-ring gas-fired hob and overhead extractor hood. Integrated wine fridge. Space for fridge/freezer (plumbed water feed). Anthracite vertical radiator. Door to rear garden. White uPVC surround double glazed window to side.

Sitting Room/Dining Room

2.645m x 3.619m (8' 8" x 11' 10") [Measurements taken to furthest point of room]

Tiled flooring. Recessed ceiling spotlights. White UPVC surround double glazed window to side. Radiator.

Shower Room

2.016m x 2.228m (6' 7" x 7' 4") [Measurements taken to furthest point of room]

Tiled flooring. Suspended ceiling with lighting. Fully tiled walls. Shower enclosure with sliding glass door. Low level WC with button flush. Counter top wash hand basin with mixer tap in unit. Utility cupboard, plumbed for washing machine and dryer. White uPVC surround double glazed window with frosted glass. White vertical radiator.

First Floor Landing

Fitted carpet. Ceiling light fitting. White UPVC surround double glazed window to side. Airing cupboard, housing Vaillant combi-boiler. Access to attic..

Main Bedroom

2.823m x 3.986m (9' 3" x 13' 1") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with countryside views over Dunvant Valley. Radiator.

Bedroom 2

2.859m x 2.984m (9' 5" x 9' 9") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

Bedroom 3

1.732m x 2.267m (5' 8" x 7' 5") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with countryside views over Dunvant Valley. Radiator.

Bathroom

1.689m x 1.725m (5' 6" x 5' 8") [Measurements taken to furthest point of room]

Hardwood effect tiled flooring. Recessed ceiling spotlights. White uPVC surround double glazed window with frosted glass. Anthracite vertical radiator. White three piece bathroom suite comprising bath with shower over and glass screen, wash hand basing with mixer tap in unit. Low level WC with button flush. Fully tiled walls in white.

External

Externally there is paving to front for off-road parking and driveway with detached single garage. The rear garden is laid to terraces over two levels, the lower level with patio, gazebo and elevated flower bed, the upper level laid to lawn. Solar panels. Street parking also available.

Solar Panels

The solar panels are owned outright so no lease or other agreements in place. It is a 3Kwp system that generates approx 3200Kwh per year. It was installed & certified by a local company but as they are not on the MCS register the system is currently not eligible for the smart export guarantee, as a result anything generated and not directly used within the home is transferred back to the grid for free, Using as much as possible is key to maximising its saving benefits (owners have used delay timers on the washing machine, dish washer & tumble dryer to try and help achieve this) .

Tenure & Utilities

Tenure: Freehold and Leasehold title.
Council Tax: Band D

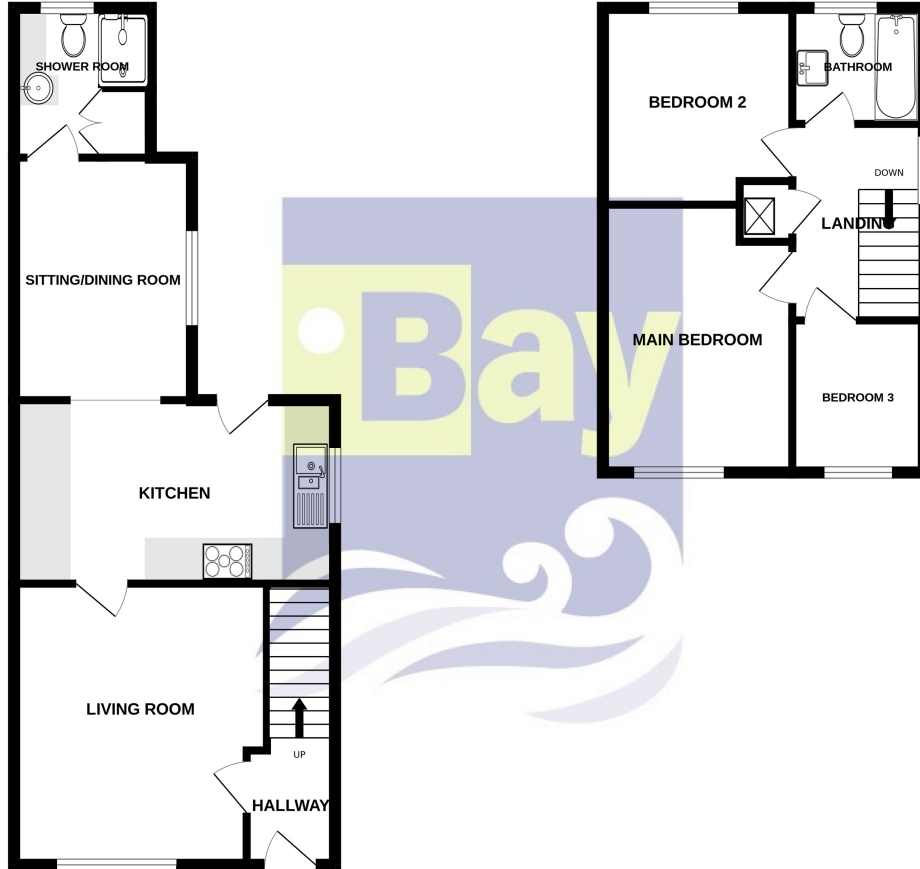


FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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