



## Millwood Gardens, Killay, Swansea, SA2 7BE

Asking Price: £199,950

- First And Second Floor Two Bedroom End Of Terrace
- Highly Sought After And Popular Residential Area
- Rear Access With Allocated Parking For One Vehicle
- No Forward Chain
- Fantastic First Time Purchase Or Investment Opportunity
- Single Garage With Purpose Built In Storage
- A Must See Property



**Entrance**

Entered via double glazed front door with staircase giving access to the first floor landing.

**First Floor Landing**

With double glazed window to rear aspect, coving and built in airing cupboard space housing Worcester boiler (supplying domestic hot water and gas central heating) and doors to:-

**Lounge**

3.68m x 3.15m (12' 1" x 10' 4")

A good size light and airy room, double glazed window to front aspect, door giving access to second floor landing and feature arch to:-

**Dining Room**

2.70m x 2.49m (8' 10" x 8' 2")

With double glazed window to front aspect, coving and arch to:-

**Kitchen**

2.69m x 2.65m (8' 10" x 8' 8")

A well appointed and fully fitted modern kitchen with a good selection of matching base and wall units and draw space in beech with chrome handles, colour coordinated high gloss roll top work surface space and preparation area incorporating one and a half bowl stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric cooker/grill, 4 ring gas hob and extractor canopy over, space for fridge, plumbing for automatic washing machine, part tiled walls, spot lights and double glazed window to rear aspect.

**Bedroom One**

5.29m x 2.99m (17' 4" x 9' 10")

A spacious master bedroom with double glazed windows to front and rear aspect.

**Bathroom**

2.59m x 1.97m (8' 6" x 6' 6")

A three piece suite in white comprising panel bath with shower over, vanity wash hand basin with storage cupboards and draw space with wooden shelf over, low level W.C, part tiled walls, shaver point, extractor fan and double glazed frosted window to front aspect.

**Second Floor Landing**

With two eaves storage cupboards and useful space for a desk, making it ideal for those working from home, Velux roof window to rear aspect and door to:-

**Bedroom Two**

4.85m x 3.11m (15' 11" x 10' 2")

A well proportioned second bedroom with beech effect laminate flooring, inset spot lighting, two Velux roof windows and fitted wardrobes with sliding doors.

**Garage**

With an up and over door and the added advantage of a purpose built store room with shelving.

**External**

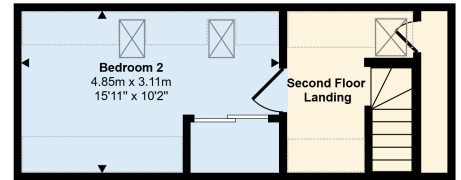
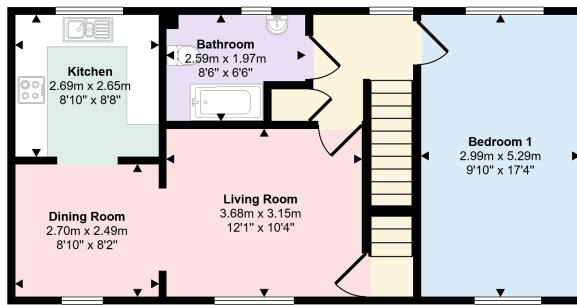
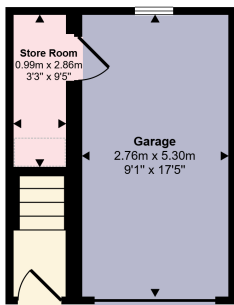
Parking for at least 2 vehicles to the front forecourt and 1 vehicle to the rear, in addition to a good size garage.

**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.



Approx Gross Internal Area  
102 sq m / 1100 sq ft



Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       |           |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       | 76        |
| (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                     |         |           |

