



## Ridgeway, Killay, Swansea, SA2 7AT

Asking Price: £294,950

- An Extended Semi Detached Family Home
- 3/4 Bedrooms
- Fully Fitted Kitchen
- Cloakroom
- Within A Good School Catchment Area
- Popular And Sought After Residential Area
- Immaculately Presented Throughout
- Conservatory
- A Must See Property To Appreciate



**Entrance**

Entered via double glazed front door with matching glazed side panels to hallway, staircase giving access to the first floor, Candine flooring and doors to:-

**Cloakroom**

A two piece suite comprising low level W.C, wash hand basin and double glazed frost window to front aspect.

**Lounge**

A good size light and airy room with Candine flooring, large double glazed window to front aspect and door to:-

**Kitchen/Breakfast Room**

With continued Candine flooring, double glazed window looking onto rear garden and fitted box window seat. The breakfast bar is open plan to a fully fitted and well presented modern kitchen with a good selection of matching base and wall units and draw space in cream with solid wood work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker and microwave unit, 4 ring induction hob with feature stainless steel back panel and extractor canopy over, integral dish washer and fridge freezer, chrome spot lighting and door to:-

**Utility Room**

With plumbing for automatic washing machine and tumble drier, work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, inset spot lighting, understairs storage cupboard space and double glazed window and door to the side.

**Conservatory**

A stunning and comfortable room with vaulted ceiling, three double glazed picture windows to side aspect, Candine flooring and double glazed French doors with matching glazed side panels opening onto rear garden.

**First Floor Landing**

With attic hatch, fitted shelves and doors to:-

**Master Bedroom**

Full length fitted wardrobes with sliding mirrored doors, Candine flooring and double glazed window to rear aspect with open aspect views.

**Bedroom Two**

A fantastic and spacious bedroom with vaulted ceiling, fitted book shelves and two velux roof windows to front and rear aspect.

**Bedroom Three**

A good size room with the added advantage of work station space that could easily be converted into a fourth bedroom for the larger family or dressing room area, with two double glazed windows to front aspect.

**Family Bathroom**

A three piece suite comprising panel bath with single head chrome shower over, vanity wash hand basin, low level W.C, heated chrome towel rail, respatex walls, extractor fan and double glazed frosted window to the rear.

**External**

To the front of the property is block paved driveway parking suitable to park numerous vehicles, raised flower beds with a selection of mature shrubs and evergreens. Gate to the side then extends giving access to an enclosed rear garden with paved patio area, mature shrubs and flower borders, greenhouse, under cover seating area, security lighting and fenced boundaries.

**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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