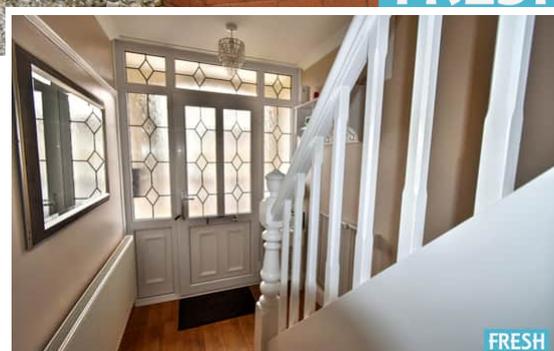




Goetre Fawr Road, Killay, Swansea, SA2 7QU

Asking Price: £334,950

- Attractive And Beautifully Presented Three Bedroom Semi Detached Family Home
- Cloakroom And First Floor Bathroom
- Driveway Parking With Single Detached Garage
- Highly Popular and Sought After Residential Area
- Two Reception Rooms
- Close To All Local Shops, Libraray And GP Surgery
- A Must See Property
- Good Size Enclosed Well Stocked Rear Garden



Entrance Hallway

Entered via double glazed front door with two matching glazed side panels to hallway, staircase giving access to the first floor, picture rail, coving and doors to:-

Cloakroom

A practical and stylish ground-floor addition, this cloakroom features a low-level WC with a convenient wash hand basin, sleek ceramic tile flooring, and partially tiled walls for a clean, modern finish, and frosted window to side aspect.

Lounge

A light, bright, and airy lounge that instantly feels welcoming, featuring stylish medium oak-effect laminate flooring and a charming wooden inset fireplace with an electric fire perfect for cosy evenings. Elegant details such as the picture rail and coving add character, while the double-glazed bay window to the front aspect floods the space with natural light, creating a warm and inviting atmosphere ideal for relaxing or entertaining.

Kitchen/Breakfast Room

Step into a beautifully presented, contemporary kitchen designed with both style and practicality in mind. This modern space boasts a sleek range of matching base and wall units in a striking two-tone finish, featuring high-gloss grey base units complemented by cream high-gloss wall cabinets, all enhanced with stylish chrome handles. With a wall-mounted combi-boiler (supplying domestic hot water and gas central heating), this kitchen has generous, colour-coordinated work surfaces provide ample preparation space and incorporate a single drainer sink unit with mixer taps.

The kitchen is fully equipped with a five-ring gas hob and a modern extractor canopy above, alongside a built-in fan-assisted electric oven with grill, a separate integrated microwave and integrated tumble dryer, offering everything needed for modern living. Finished with attractive medium oak LVT flooring and part-tiled walls, the space is both practical and visually appealing. A double glazed window and rear door allow for plenty of natural light and easy access outside.

Flowing seamlessly in an open-plan layout, the kitchen leads into a spacious dining/breakfast area. Here, you'll find an additional range of shaker-style cream base units with complementary wooden worktops, a wall-fitted electric fire, and elegant glazed wall cabinets. There is ample room for a fridge freezer and space for a dining table and chairs, making it ideal for both everyday family life and entertaining. A double glazed window provides a pleasant outlook over the rear garden, completing this inviting and versatile living space.

Master Bedroom

With picture rail, coving and double glazed bay window to front aspect giving open aspect views.

Bedroom Two

A good size bedroom light and airy, picture rail, coving and double glazed bay window looking onto rear garden.

Bedroom Three

With double glazed window to front aspect giving open aspect views.

First Floor Landing

With double glazed leaded window to side aspect, built in storage cupboard space, picture rail, attic hatch and doors to:-



Family Bathroom

This contemporary bathroom is fitted with a stylish three-piece suite in crisp white, comprising a sleek panel bath with a thermostatic mixer-shower over, a modern vanity wash hand basin with convenient storage cupboard below, and a low-level W.C. The space is finished with fully tiled walls for a clean, polished look, and benefits from a double glazed frosted window to the rear aspect, allowing natural light while maintaining privacy.

External

To the front of the property, a driveway provides off-road parking and leads to a single detached garage, complete with power, an up-and-over door, and a convenient side access door. The front garden is neatly presented and mainly laid to lawn, offering an attractive approach.

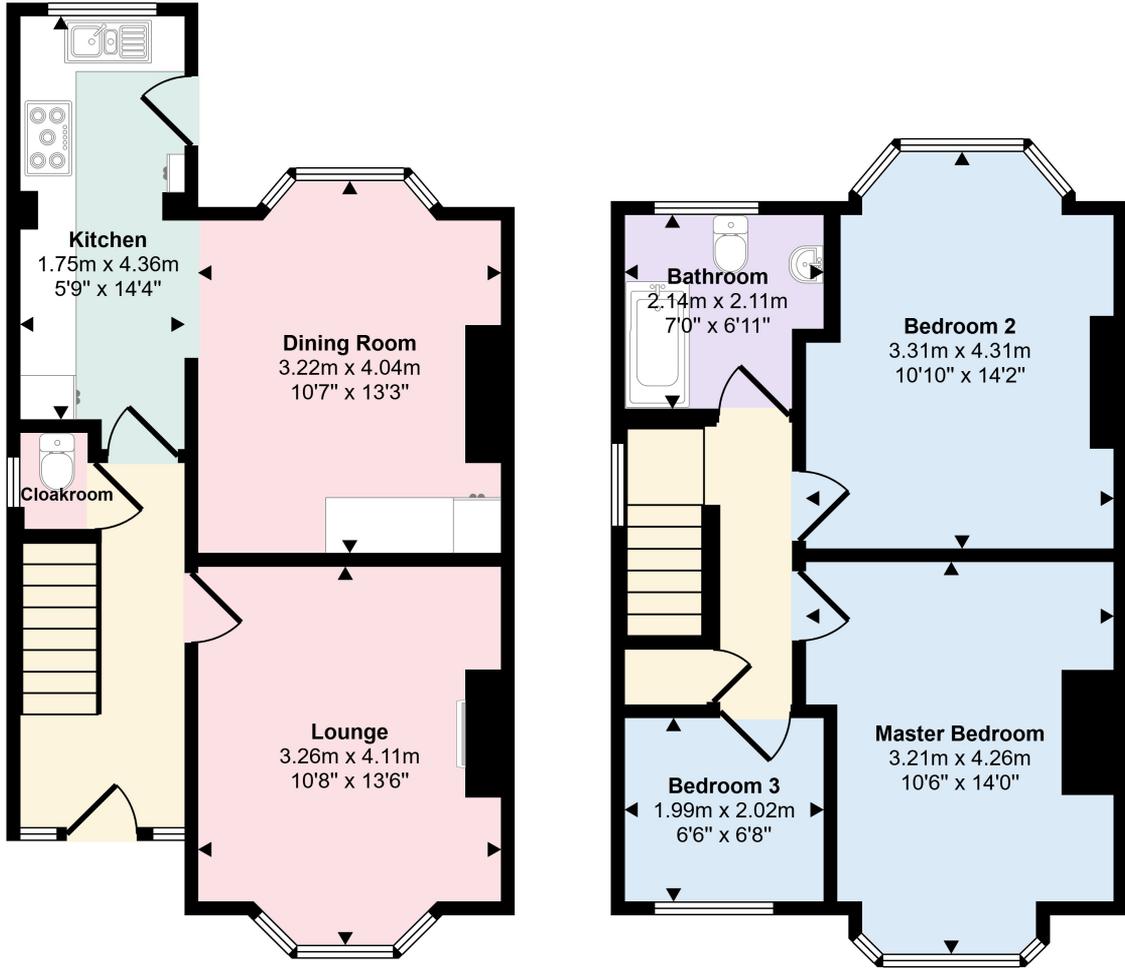
To the rear, the property truly excels with a larger-than-average, enclosed garden that enjoys a high degree of privacy. Beautifully established, this charming outdoor space features a well-maintained lawn, a paved patio area ideal for entertaining, and an array of mature shrubs, flower borders, and hedgerow planting. Additional benefits include an external electric spur, outside tap, and secure fenced boundaries, creating a perfect setting for both relaxation and family enjoyment.

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
83 sq m / 893 sq ft



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.

