

## Gower Road, Upper Killay, Swansea, SA2 7EX

Offers In Region Of £350,000

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- Well-Presented Semi-Detached Property
- Family Bathroom & Two WCs
- Ample Off Road Parking & Garage
- No Onward Chain
- Close to Local Shops & Amenities
- Two Reception Rooms & Conservatory
- Open Plan Kitchen/Diner
- Ideal Family Home
- Sought-After Upper Killay Location
- Please Quote JH001 when Enquiring



GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

2ND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq ft. (144.5 sq.m.) approx.  
 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 sales purposes only and should be used as such by any prospective purchaser. The heating, security and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offered with no ongoing chain is this well-presented four-bedroom semi-detached family home in the sought-after location of Upper Killay. The accommodation briefly comprises: entrance hall, lounge, sitting room, contemporary kitchen/diner, conservatory with doors opening to the garden, and ground-floor WC. On the first floor there are three bedrooms and a family bathroom, and a further bedroom and WC on the second floor. Externally, the property offers generous driveway parking for multiple vehicles, a garage, and a well-maintained rear garden. The private outdoor space combines lawn and patio areas - ideal for entertaining. Freehold. Viewing comes highly recommended.