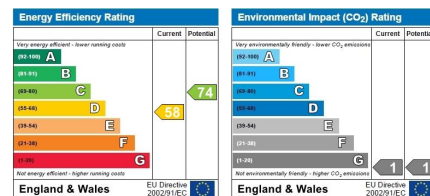




677 Gower Road, Upper Killay SA2 7HQ

£430,000

Four Bedroom Detached Family Home
Purpose Built Wooden Insulated Cabin And
Detached Garage And Orangery
Large Landscaped Rear Garden
Two Reception Rooms
Ensuite To Master Bedroom
Versatile Accommodation



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SS/WJ/77965/140920

DESCRIPTION

A truly spectacular 4 bedroom extended detached stone fronted property that was built circa 1910 refurbished throughout to a high standard by the current owners with the added advantage of an orangery and beautiful and well stocked landscaped rear garden and purpose built insulated wooden cabin/workshop that sits to the rear of the garden suitable for many purposes including home office, gym, storage etc.

Superbly and immaculately presented throughout, the property offers itself as an ideal family home situated on Gower Road, Upper Killay approximately 5 miles from the City centre of Swansea, and is within a good school catchment area and is only a short distance away from all the local shops and amenities of the Killay precinct.

The light and airy accommodation comprises entrance hallway leading to a cloakroom, a family room with feature wood burner, sitting room, a complimentary modern Shaker style kitchen in cream with integral appliances that is open plan to a spacious orangery with French doors opening onto a fantastic rear garden to the ground floor, whilst to the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a family bathroom.

The property also benefits from gas central heating, ample off road parking and a detached garage. In our opinion as agent a must see property to appreciate.

ENTRANCE HALLWAY

Entered via double glazed side door with matching glazed side panels, solid oak wood flooring, stairs to first floor, inset spotlighting, doors to;

CLOAKROOM

8'4 x 3'9 (2.54m x 1.14m)
Two piece suite comprising wash hand basin, low level WC, ceramic tiled flooring and walls, double glazed frosted window to front.

FAMILY LOUNGE

14'4 x 13'1 (4.37m x 3.99m)
A good sized family room with feature period and Contura wood burner set on slate hearth, coving to ceiling, two triple glazed windows with plantation blinds to front.

SITTING ROOM

16'3 x 10'7 (4.95m x 3.23m)
For the larger family, a room suitable for many other purposes

including sitting room, play room, evening room, coving to ceiling, triple glazed main front window with plantation blinds two further triple glazed windows to side and feature period radiator.

KITCHEN

15'4 x 12'7 (4.67m x 3.84m)
A well appointed and fitted modern kitchen with a good selection of matching shaker style wall and base units in cream with stainless steel handles, colour coordinated high gloss roll top work surface space and preparation area incorporating stainless steel sink unit with mixer tap, part tiled walls, coved ceiling, inset spotlighting, plumbing for washing machine, integral dishwasher, polished porcelain floor tiles, integral Bosch fridge freezer, two built-in fan assisted cookers, 5 ring ceramic Neff hob and extractor canopy over, opening to;

ORANGERY

14'3 x 13'4 (4.34m x 4.06m)
Brick built, double glazed with self cleaning tinted pitch roof with electronically operated vent with integral rain sensor, ceramic tiled flooring, inset spotlighting, double glazed window to side, double glazed French doors with matching glazed side panels opening onto paved patio and rear garden.

FIRST FLOOR LANDING

Doors to;

MASTER BEDROOM ONE

13'4 x 12'8 (4.06m x 3.86m)
Two double glazed windows to front, door to;

EN-SUITE SHOWER ROOM

6'3 x 6'3 (1.91m x 1.91m)
Three piece suite comprising walk-in shower cubicle housing a mains power shower, vanity wash hand basin with storage cupboard space under, low level WC, tiled walls, ceramic tiled walls and flooring, double glazed frosted window to rear.

BEDROOM TWO

14'8 x 9'4 (4.47m x 2.84m)
Double bedroom with double glazed window to front.

BEDROOM THREE

14'8 x 9'1 (4.47m x 2.77m)
Double bedroom with double glazed window to front.

BEDROOM FOUR

10'4 x 5'8 (3.15m x 1.73m)
Double glazed window to front.

BATHROOM

9'2 x 6'8 (2.79m x 2.03m)

Three piece modern suite in white comprising panel bath with central chrome mixer tap and shower attachment over, low level WC, wash hand basin, ceramic tiled walls and floor double glazed frosted window to side.

EXTERNALLY

To the front of the property is block pavior driveway suitable to park numerous vehicles and leading to the **SINGLE DETACHED GARAGE** with electronically operated fob, security lighting and power and light. To the rear is a larger than average landscaped, enclosed south facing garden laid mainly to lawn with an abundance of shrubs, trees, flower borders, hedgegrow, flagstone patio area with Cotswold shingle and **WOOD STORAGE**. To the middle part of the garden is a further lawn area with a purpose built **WOODEN CABIN/WORKSHOP** with double glazed patio doors and windows (circa 5.90m x 4.25m) and adjoining workshop (5.2 x 4.25m) The cabin and workshop are suitable for many purposes including a home gym, home working and storage. Both have power and internet access via an extender. To the rear of the cabin is a further wildlife garden laid to meadow with fruit trees and a gravel utility area with rear access to Fairwood Lane and Fairwood Common.

SERVICES

Mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay Office proceed on the main Gower Road (A4118) in the direction of Upper Killay passing Cila School on the left. Proceed up the hill where the property is located on the left hand side being the first of three stone fronted dwellings.