

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

**Offers Over £800,000**

This spacious family home, with many exquisite original features, including elegant fireplaces, polished wooden floors and a gracefully ornate staircase. Complete with an annex this home offers an ideal setup for accommodating teenagers, parents or grandparents. The ground floor of this impressive property offers a warm welcome with its inviting entrance hall leading to a variety of living spaces, including a spacious family lounge, sitting room, conservatory and a dedicated dining room sets the scene for memorable gatherings. Additionally, the inclusion of a games room/gym with a WC offers versatility for leisure and fitness activities. Upstairs, the first floor boasts four generously sized double bedrooms, two of which feature their own en-suites for added convenience. A family bathroom caters to the remaining bedrooms and guests, ensuring comfort for all occupants. Beyond the main residence, the property features a two-bedroom annex, providing an ideal space for extended family members or guests seeking privacy. The annex's lounge offers serene views from its balcony overlooking picturesque countryside, while a well-equipped kitchen and two comfortable double bedrooms, along with a bathroom, complete the annex's amenities. Overall, this property offers a harmonious blend of spacious living areas, ample accommodation, and the added flexibility of an annex, making it an ideal choice for families seeking comfort and versatility in their living arrangements. Externally, the property's front is accessed via electric wrought iron gates leading to ample parking facilities. The rear garden serves as a private oasis, featuring a lawn that invites playful activities and relaxation.



## The Accommodation Comprises

### Ground Floor

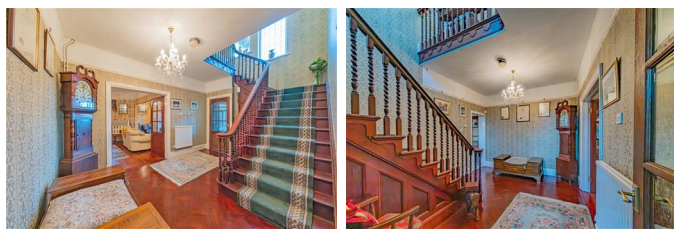
#### Entrance

Via double glazed French door to porch.

#### Porch

Double glazed windows to the sides, marble tiled flooring, door to entrance hall.

#### Entrance Hall



Decorative dog leg staircase with twisted carved spindles leading to the galleried landing, understairs storage cupboard, solid oak wood block flooring, picture rail, radiator.

#### Lounge 13'1" x 24'5" (4.00m x 7.45m)



Double glazed bay window to the side, double glazed French doors to the conservatory, decorative marble fireplace and hearth, solid wood flooring, picture rail, four radiators.

#### Conservatory



Double glazed window to the rear, double glazed

French doors to the side garden, polycarbonate roof, tiled flooring.

#### Sitting Room 12'9" x 11'11" (3.88m x 3.63m)



Double glazed bay window to the front, feature fireplace with wooden surround, ornate tiled insert and marble hearth, solid wood flooring, picture rail, three radiators.

#### Dining Room 14'2" x 14'7" (4.33m x 4.45m)



Double glazed bay window to the side, two double glazed windows to the front, solid wood flooring, feature wooden fireplace with tiled hearth, picture rail, three radiators.

#### Kitchen 15'3" x 12'6" (4.65m x 3.80m)



Fitted with a range of wall and base units, one and half bowl ceramic sink with mixer tap and drainer, tiled

splashbacks. Rayburn gas fired range cooker with wood beam over, integrated dishwasher, larder with shelving and double glazed window to the side. Two double glazed windows to the side, ceiling spotlights, radiator.

#### Utility Room 11'8" x 10'3" (3.56m x 3.12m)



Double glazed window to the side, inset stainless steel sink with drainer, wall mounted gas combination boiler, plumbed for washing machine, storage cupboard, radiator.

#### WC

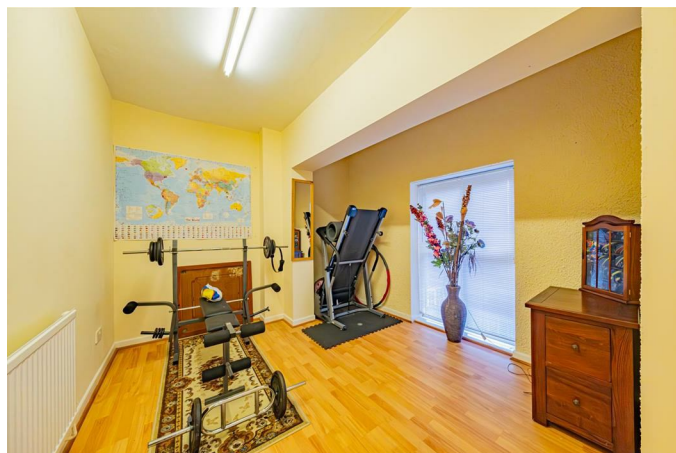
Fitted with low level w/c and wash hand basin, frosted double glazed window to the rear.

#### Games Room 12'9" x 15'2" (3.88m x 4.63m)



Double glazed door to the conservatory, double glazed window to the side, open plan to gym, laminate flooring, two radiators.

#### Gym



Double glazed window to the side, door to the garage, laminate flooring, radiator.

#### Garage

Double glazed window to the rear, electric up and over door, radiator.

#### First Floor

#### Landing



Two double glazed windows to the side, laminate flooring, picture rail, radiator.



**Master Bedroom 13'11" x 15'6" (4.24m x 4.73m)**



Double glazed bay window to the side, two double glazed windows to the front, laminate flooring, picture rail, five radiators.

**En-suite Shower Room**

A fitted four piece suite comprising; low level w/c, bidet, wash hand basin and shower cubicle. Tiled walls, laminate flooring.

**Bedroom 2 13'1" x 12'8" (4.00m x 3.87m)**



Double glazed window to the side, laminate flooring, two radiators.

**Bedroom 3 13'1" x 10'2" (4.00m x 3.11m)**



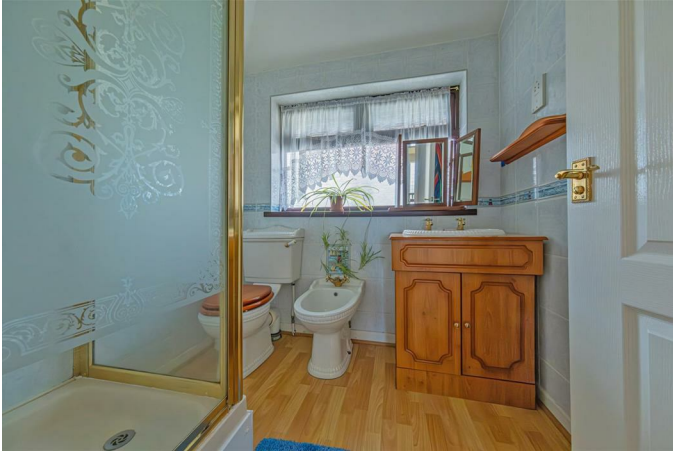
Double glazed window to the rear, laminate flooring, radiator.

**Bedroom 4 17'7" x 11'6" (5.36m x 3.50m)**



Double glazed window to the front, laminate flooring, radiator.

### En-suite Shower Room



A fitted four piece suite comprising; low level w/c, bidet, wash hand basin with vanity unit and shower cubicle. Frosted double glazed window to the side, tiled walls, laminate flooring.

### Bathroom



A fitted four piece suite comprising; low level w/c, bidet, pedestal wash hand basin and jacuzzi corner bath with overhead shower. Frosted double glazed window to the side, tiled walls, laminate flooring, storage cupboard.

### Annexe

### Annexe Lounge 19'9" x 12'9" (6.01m x 3.88m)



Double glazed window to the front, double glazed sliding patio doors leading to a sit out balcony. Coal effect gas fire with wooden surround, marble insert and hearth, laminate flooring, two radiators.

### Annexe Kitchen 8'4" x 11'5" (2.53m x 3.48m)



Fitted with a range of wall and base units, inset sink with mixer tap and drainer, tiled splashbacks, wall mounted gas combination boiler, plumbing for washing machine. Double glazed window to the rear, laminate flooring, radiator.

### Landing



Two double glazed windows to the side, storage cupboard, radiator.



### Annexe Bedroom 1 6'7" x 10'6" (2.00m x 3.21m)



Double glazed window, laminate flooring, three radiators.

### Annexe Bedroom 2 11'1" x 7'7" (3.39m x 2.31m)



Double glazed window to the side, laminate flooring, radiator.

### Annexe Bathroom



A fitted three piece suite comprising; low level w/c, panelled bath with shower and screen and pedestal wash hand basin. Frosted double glazed window, laminate flooring, radiator.

### External

#### Front of Property



Accessed via electric wrought iron gates leading to ample parking facilities, while the presence of mature trees and hedges adds a touch of natural splendour to the surroundings.

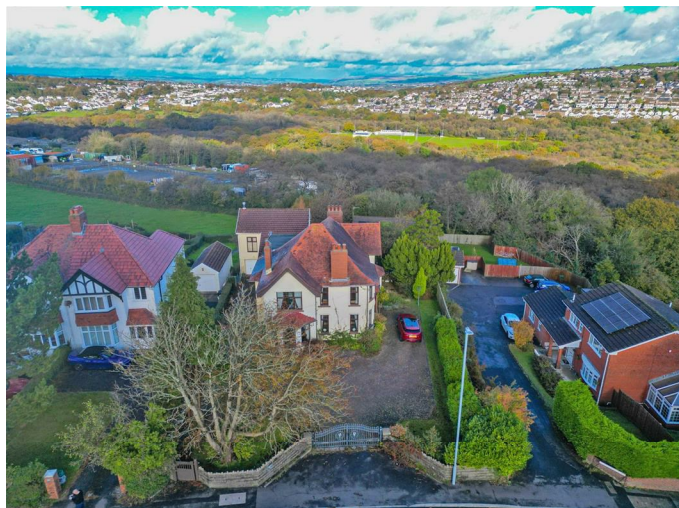
#### Rear Garden



Featuring a lawn that invites playful activities and relaxation, while a well-laid patio area offers the perfect setting for al fresco dining and entertaining, wood storage are to the side. The carefully curated arrangement of mature shrubs, perennials, and trees adds layers of texture and colour, creating a

picturesque backdrop that evolves with the changing seasons.

### **Property Surroundings**



The property is located on the popular Gower Road road in Upper Killay, to the rear there are lovely views of the surrounding countryside and to the front views over Swansea Bay and Neath Valley

### **Basement**

Two storage rooms.

### **Tenure**

Freehold

Council Tax Band: H

Annual Price: £3,565 (min)

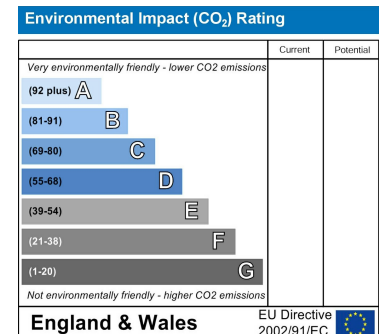
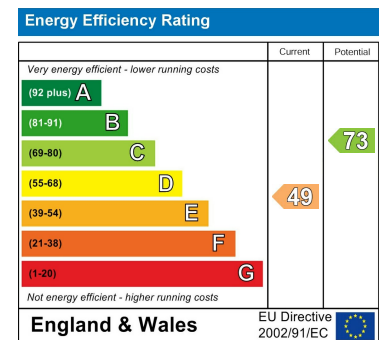
# Floor Plan



# Area Map



# Energy Efficiency Graph



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