



505 Gower Road, Killay, Swansea, SA2 7DY

Offers Over £450,000

This exceptional three/four bedroom detached property with 1560 sqft of internal space and is offered with no chain, providing an opportunity for a smooth and hassle-free purchase. Nestled in the Village of Killay, this stunning detached house is a true gem waiting to be discovered. As you step inside this deceptively spacious property, you'll be greeted by a spacious reception room that sets the tone for the rest of this beautifully designed property. With four double bedrooms and two bathrooms, there's ample space for the whole family to enjoy. The heart of this home is the kitchen/dining room, boasting granite worktops, Neff appliances and double doors that lead out to a delightful patio area - the perfect spot to savour your morning coffee. The property, individually designed in 2010 exudes elegance and style throughout, with high-spec features including an oak staircase and doors adding a touch of luxury. Outside, the thoughtfully designed terrace garden and private patio offer a perfect escape to enjoy the views over Clyne. Conveniently located within walking distance to Killay shopping precinct, parks, primary schools and Olchfa Secondary School. You also have the benefit of being within close proximity to the cycle path leading to the seafront. This home offers both comfort and practicality. And with a driveway included to the front, parking will never be an issue.

The Accommodation Comprises

Ground Floor

Entrance Hall



Upon entering, the entrance hall welcomes you accessed through a double-glazed door with side glass panel. An oak staircase gracefully ascends to the first floor, with an under stairs storage cupboard. Engineered oak flooring, wired smoke alarm, ceiling spotlights, radiator.

WC



The ground floor WC, Features a granite surround wash hand basin with a built-in storage cupboard. Engineered oak flooring, extractor fan ensures proper ventilation. This well-appointed WC provides convenience for residents and guests.

Lounge 16'1" x 12'11" (4.91m x 3.94m)



A cosy retreat within the home, with double glazed windows that invite natural light to fill the space and offers views from the front aspect. A focal point of the room is the Dimplex electric fire with a limestone surround and hearth, ceiling spotlights and radiator.

Sitting Room/Bedroom 4 16'1" x 10'6" (4.91m x 3.21m)



The sitting room, also serving as Bedroom 4, offers versatility within the home. Double glazed window at the front, engineered oak flooring, ceiling spotlights, bespoke built-in wall units providing a selection of cupboards, drawers and shelving for storage and display, radiator.

Kitchen/Dining Room 10'7" x 24'10" (3.23m x 7.56m)



The heart of the home, offers both style and functionality. Fitted with wall and base units, adorned with granite worktops and a convenient breakfast bar, this space is as practical as it is elegant. The Franke 1+1/2 bowl sink adds a touch of sophistication, while the built-in Neff dishwasher and fridge offer modern convenience. Culinary enthusiasts will appreciate the built-in Neff electric double oven and five-ring gas

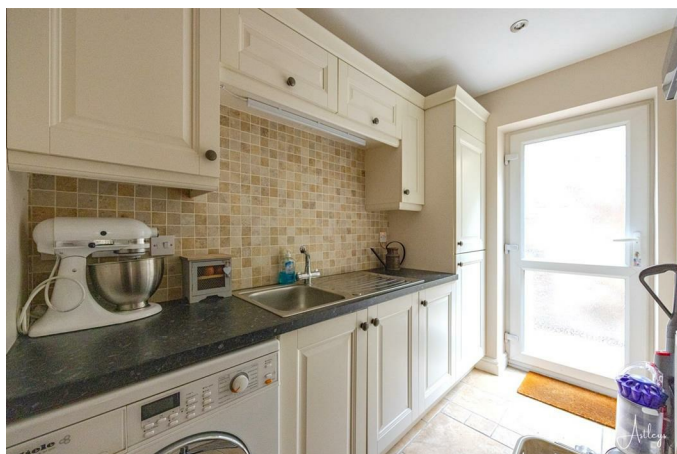
hob, complete with an extractor hood overhead. Two radiators, tiled flooring, ceiling spotlights and four ceiling speakers.

Double glazed double doors lead to the rear patio, seamlessly blending indoor and outdoor living, making this kitchen/dining room the perfect setting for both everyday meals and entertaining guests.

Another Aspect Of The Kitchen/Dining Room



Utility Room 10'7" x 5'1" (3.23m x 1.54m)



The utility room, conveniently located just off the kitchen, offers practicality and efficiency for household chores. Fitted with a range of wall and base units, complemented by ample worktop space with a stainless steel sink unit, accompanied by tiled splashbacks. A built-in fridge/freezer, plumbing for a washing machine, tiled flooring, radiator, wired smoke alarm, extractor fan, double glazed door to the rear.

Landing



Ceiling spotlights, wired smoke alarm, radiator.

Master Bedroom 15'8" x 13'10" (4.78m x 4.22m)



The master bedroom, enjoys natural light from the double glazed window at the front with views over Clyne. Ceiling spotlights and speakers, access to the boarded loft with lighting and a pull-down ladder, TV point and radiator. The room is complete with a door leading to the en-suite, adding privacy and convenience for residents.

Another Aspect Of The Master Bedroom



En-suite



This en-suite is the perfect complement to the master bedroom and features a three-piece suite comprising a wash hand basin with an LED illuminated mirror over, tiled shower cubicle and WC. Tiled walls, extractor fan, heated towel rail, tiled flooring, Velux frosted window to the rear allows natural light to filter in while maintaining privacy.

Bedroom 2 12'2" x 12'11" (3.71m x 3.94m)



Double glazed windows to front and side, ceiling spotlights, TV point, radiator.

Bedroom 3 10'8" x 12'10" (3.24m x 3.91m)



Velux window to rear, double glazed window to side, ceiling spotlights, TV point, radiator.

Family Bathroom



The family bathroom boasting a four-piece suite, featuring a bath, wash hand basin with an LED illuminated mirror, tiled double shower cubicle, and WC. Tiled walls, extractor fan, heated towel rail, tiled flooring, frosted Velux window to the rear allows natural light to filter in.

External

The property's external features include a spacious driveway to accommodate two/three cars and a bike shed for additional storage.

An Indian sandstone patio complete with a front balcony and leads round to the rear, providing space for outdoor relaxation and gatherings. Brick retaining walls with raised beds add charm to the outdoor space, while extensively landscaped terraced gardens feature mature shrubs and trees.

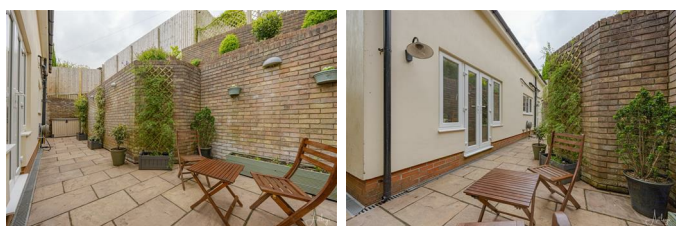
The highlight is a private patio offering breath taking

views of Clyne Woods and overlooking the well-maintained terraced garden. Completing the ensemble is a fully equipped shed with power, lighting, and a dusk til dawn sensor, enhancing practicality and convenience.

Driveway



Patio Leading Off The Kitchen/Dining Room



Rear Garden



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile Coverage - EE Vodafone Three O2

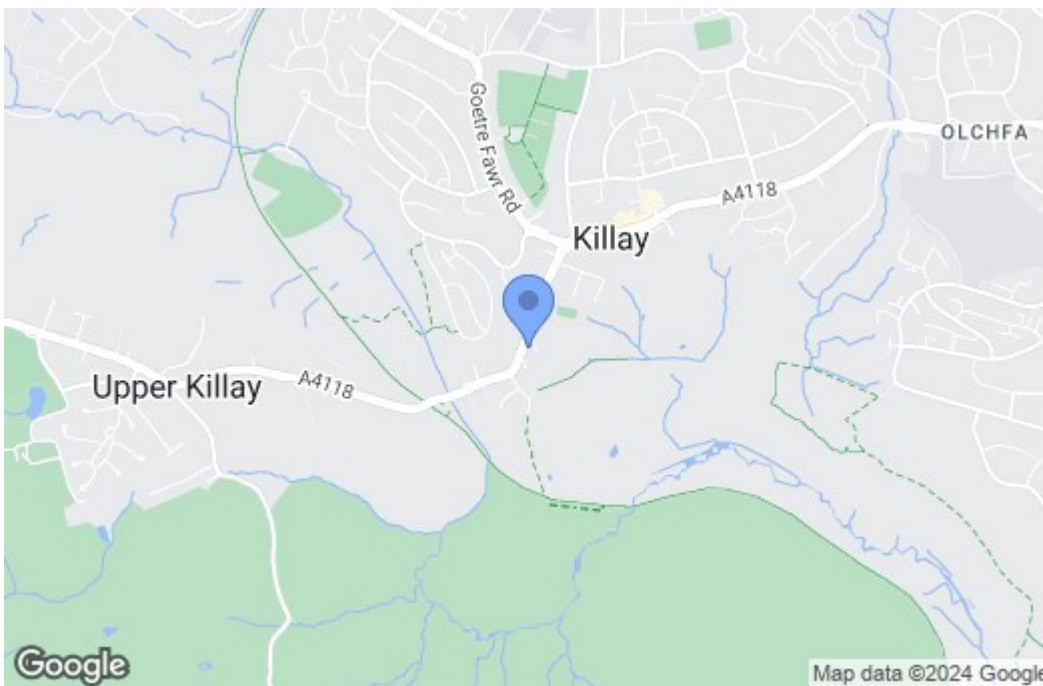
Broadband - Basic 9 Mbps Superfast 136 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

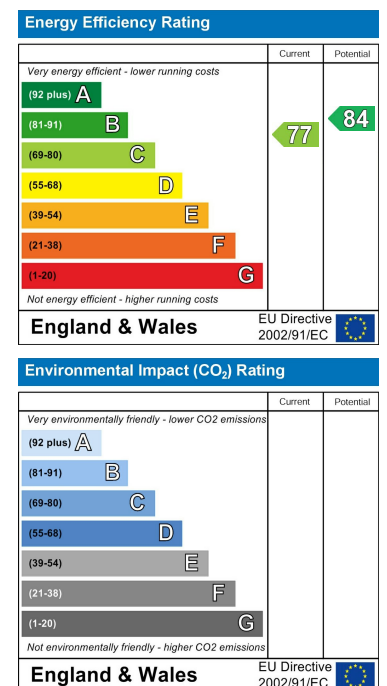
Floor Plan



Area Map



Energy Efficiency Graph



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