



447 Gower Road, Killay, Swansea, SA2 7AN

£575,000

Located in the highly sought-after area of Gower Road in Killay, this semi-detached house is a true gem waiting to be discovered. Spanning 2,174 sq ft, this spacious property is perfectly suited for a growing family, offering 3 reception rooms and 4 bedrooms to accommodate everyone's needs.

Upon entering, you are welcomed by a spacious hallway that leads to a traditional bay-windowed lounge/dining room, along with two additional reception rooms and a convenient cloakroom. The heart of the home is the stunning modern kitchen/breakfast room, featuring bi-fold doors that open onto a stylish decking area with a glass balustrade. This design seamlessly blends indoor and outdoor living, making it ideal for alfresco dining and enjoying the garden. The master bedroom serves as a private retreat, complete with an en-suite bathroom that includes both a bath and a shower, offering a luxurious space to relax. The other bedrooms are well-served by a family bathroom, ensuring convenience and comfort for all. Parking is made easy with a driveway that accommodates up to 6 vehicles, accessed via a private lane leading directly to the house, enhancing both privacy and convenience. The property's prime location places you within walking distance of the Killay shopping precinct, local parks and highly regarded schools, including Olchfa Secondary School. This home is more than just a house; it's a perfect blend of traditional charm and modern living, offering everything a family could desire. Viewing is essential to fully appreciate all that this exceptional home has to offer—don't miss the chance to make it your own!

The Accommodation Comprises

Ground Floor

Porch

Entered via composite door, black and white mosaic tiled flooring, archway opening into the hallway.

Entrance Hall



The hallway is spacious and welcoming, featuring a staircase leading to the first floor. An under-stairs cupboard offers convenient storage, radiator.

Lounge/Dining Room 17'10" into bay x 20'10" (5.46m into bay x 6.36m)



The lounge/dining room is a lovely and spacious area, enhanced by a double-glazed bay window to the front, along with additional double-glazed sash windows to the front and side, allowing plenty of natural light to fill the room. The space is heated by two radiators and is elegantly finished with coving to the ceiling and a ceiling rose, adding a touch of classic charm.

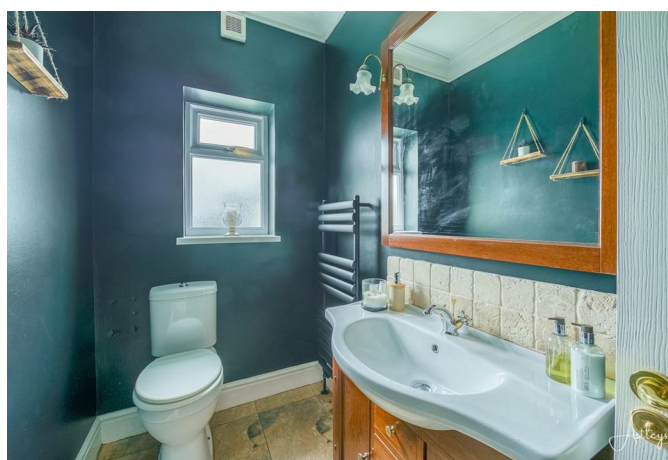
Another Aspect Of The Lounge/Dining Room



Coat Room

Door leading into the WC.

WC



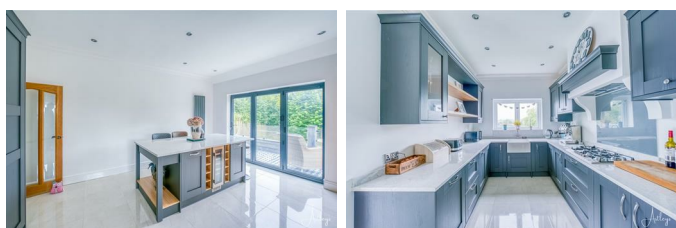
The ground floor WC features a practical two-piece suite, including a vanity wash hand basin and a WC. Tiled splashbacks, heated towel rail, frosted double-glazed window to the side.

Kitchen/Breakfast Room 16'10" x 20'10" (5.14m x 6.36m)

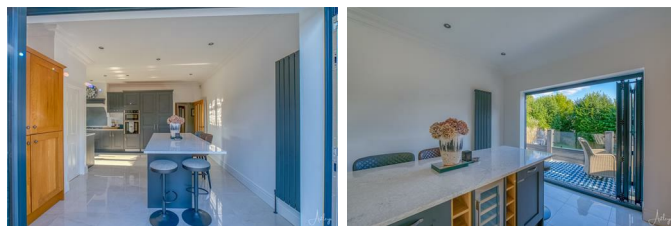


The newly fitted kitchen is modern and exceptionally well-equipped, featuring a range of wall and base units with ample worktop space. It includes a stylish Belfast sink with a drainer, a convenient breakfast bar with storage and an integrated wine rack and wine cooler. The kitchen is designed for functionality with a built-in dishwasher, floor-to-ceiling fridge and freezer and a built-in eye-level electric double oven. A five-ring gas hob with an extractor hood completes the cooking area. The space is beautifully finished with tiled flooring, coving to the ceiling, ceiling spotlights and a vertical radiator ensures comfort, while bi-fold doors open to the rear balcony, seamlessly blending indoor and outdoor living.

Another Aspect Of The Kitchen/Breakfast Room



Another Aspect Of The Kitchen/Breakfast Room



Utility Room 7'7" x 9'11" (2.31m x 3.01m)



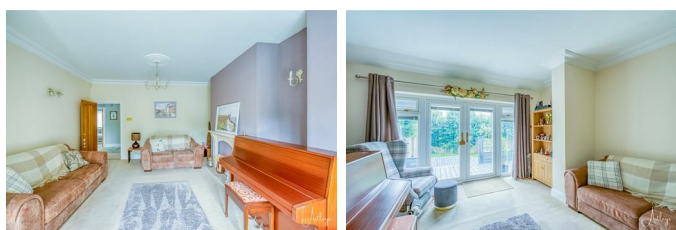
The utility room is located off the kitchen, featuring wall units and worktop space. It includes plumbing for a dishwasher and space for a tumble dryer. The room is brightened by double-glazed windows to the side and rear and houses a floor-mounted boiler. A double-glazed door provides convenient access to the rear of the property.

Sitting Room 17'7" x 14'6" (5.37m x 4.43m)



The sitting room is a charming space, highlighted by double-glazed double doors flanked by windows on either side, allowing abundant natural light and providing access to the rear. A fireplace serves as a focal point, while coving to the ceiling and a ceiling rose add a touch of elegance to the room's design.

Another Aspect Of The Sitting Room



Play Room/Study 7'6" x 7'8" (2.28m x 2.34m)

A versatile reception room, featuring a double-glazed sash window to the front. Complemented by coving to the ceiling, adding a subtle decorative touch, radiator.

First Floor

Landing



The landing is a bright and inviting space, featuring double-glazed sash windows to the side and front, which fill the area with natural light. Radiator, coving to the ceiling and a ceiling rose add a touch of elegance. Access to the loft is made easy with a pull-down ladder, and the current owner utilises this space for storage along with a study area, making it both practical and functional.

Master Bedroom 12'10" x 12'5" (3.92m x 3.79m)



Featuring a double-glazed window to the rear that provides a peaceful view and allows natural light to fill the room. The space is elegantly finished with coving to the ceiling and a decorative ceiling rose, adding a touch of sophistication. A door conveniently leads to the en-suite, offering privacy and convenience.

En-suite Bathroom



The en-suite bathroom is luxuriously appointed with a four-piece suite that includes a freestanding bath, a stylish wash hand basin, tiled shower cubicle and a WC. The space is finished with tiled walls and is equipped with a heated towel rail, coving to the

ceiling and ceiling spotlights enhance the room's modern appeal. Double-glazed window to the side and a skylight allow natural light to illuminate the space.

Bedroom 2 11'11" x 15'1" (3.63m x 4.59m)



A spacious double bedroom featuring a double-glazed window to the rear, which provides a pleasant view and allows natural light to fill the room. Elegantly finished with coving to the ceiling and a decorative ceiling rose, radiator.

Bedroom 3 7'3" x 12'6" (2.20m x 3.81m)



Double glazed sash window to front, radiator, coving to ceiling.

Bedroom 4 6'4" x 8'8" (1.94m x 2.64m)

Double glazed sash window to side, radiator.

Family Bathroom



The family bathroom is well-appointed with a three-piece suite that includes a bath with a shower over, a wash hand basin and a WC. The walls are fully tiled, radiator, coving to the ceiling and ceiling spotlights add a refined touch. Frosted double-glazed sash window to the front.

Attic Room

Two skylights, radiator, open plan to a further attic room.

Attic Room

Skylight, used as an office by the current owner.

External

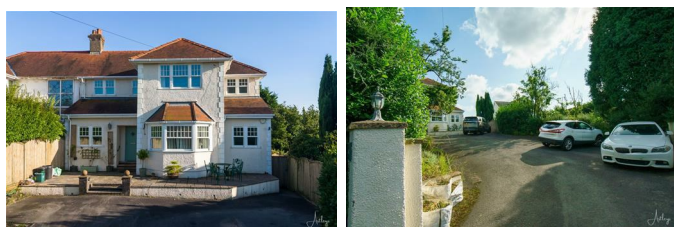


Externally, the property is accessed via a private lane leading directly to the house. The driveway offers ample off-road parking for up to six or seven cars. The

front of the house features well-maintained shrub borders and a paved area that leads to the front door, creating a welcoming entrance. Additionally, there is gated side access that conveniently takes you to the rear of the property.

The rear garden is fully enclosed and features a stylish decking area with a glass balustrade, seamlessly extending from the bi-fold doors of the kitchen/breakfast room and the French doors of the sitting room. This elevated deck provides an ideal spot for outdoor dining or relaxation. Steps lead down to the well-maintained lawned garden, offering additional space for outdoor activities and enjoyment.

Front Aspect



Rear Garden Photos



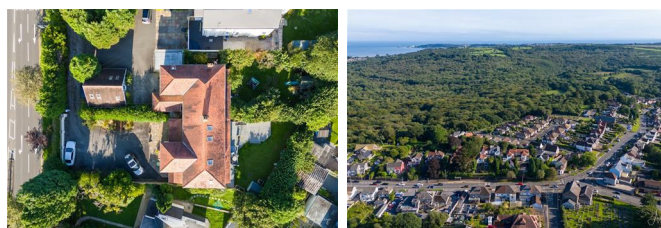
Rear Garden Photos



Aerial Images



Aerial Images



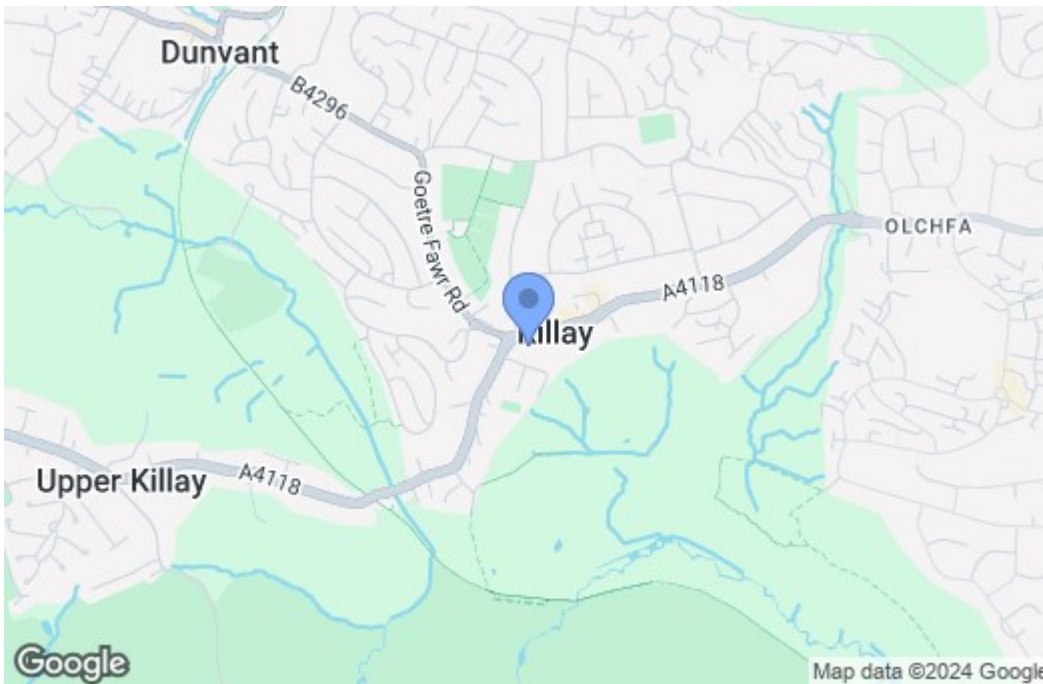
Agents Note

Tenure - Freehold
Council Tax Band - F
Services - Mains electric. Mains sewerage. Mains Gas.
Mains water/Water Meter.
Mobile coverage - EE Vodafone Three O2
Broadband - Basic 23 Mbps Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT Sky Virgin

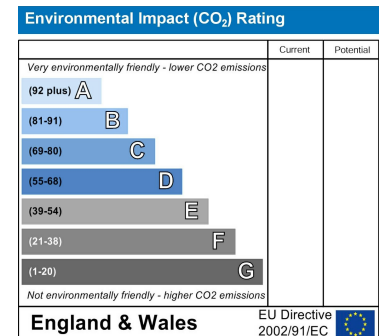
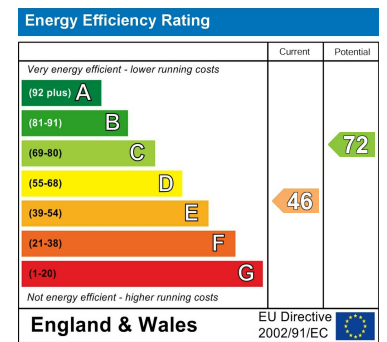
Floor Plan



Area Map



Energy Efficiency Graph



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