



## 74 Summerland Park, Upper Killay, Swansea, SA2 7HZ

**£270,000**

In the highly desirable area of Summerland Park in Upper Killay, Swansea, this semi detached bungalow offers a delightful blend of comfort and convenience. The property features two well proportioned bedrooms, an inviting lounge and a spacious kitchen/breakfast room that seamlessly opens into a bright conservatory, perfect for enjoying the natural light throughout the day. In addition to the main living spaces, the property boasts an attic room currently utilised as a bedroom, providing extra versatility for your living arrangements. The bathroom is conveniently located, ensuring ease of access for all residents. Externally, the property is complemented by a block paved driveway, offering off road parking, along with side gated access leading to a rear garden. This outdoor space features a decking area and lawned garden bordered by mature shrubs and a handy garden shed for storage. The location is particularly appealing, situated near the Killay Shopping Precinct, which offers a variety of amenities to cater to your daily needs. For those who appreciate the great outdoors, the stunning Gower Peninsula is just a short drive away.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via double glazed entrance door to side with side panel, storage cupboard, coving to ceiling, radiator.

#### Lounge 17'11" x 10'5" (5.45m x 3.18m)



Double glazed sliding door to front, electric fireplace, coving to ceiling, two radiators.

#### Kitchen 10'10" x 10'8" (3.29m x 3.25m)



This stylish and well equipped kitchen boasts a matching range of base and wall units, providing ample storage and complemented by generous worktop space with a 1+1/2 bowl stainless steel sink. Designated spaces for a fridge/freezer and washing machine, built-in dishwasher, eye level electric double oven and four ring electric hob with an extractor hood, tiled flooring, coving to the ceiling and radiator. The kitchen effortlessly flows into the bright conservatory, enhancing the sense of space and natural light.

#### Conservatory



Opening from the kitchen, the conservatory is a bright and inviting space, featuring double glazed windows to the side and rear that fill the room with natural light. A set of double glazed double doors provide seamless access to the garden, perfect for enjoying indoor-outdoor living and radiator.

### Bedroom 1 9'3" x 10'9" (2.82m x 3.28m)



Double glazed window to rear, coving to ceiling, radiator.

### Bedroom 2 8'10" x 10'5" (2.70m x 3.18m)



Double glazed window to front, storage cupboard, coving to ceiling, radiator.

### Bathroom



The bathroom is fitted with a three piece suite comprising a bath with an overhead shower, wash hand basin and WC. Tiled walls, frosted double glazed window to the side, heated towel rail.

### Inner Hall Off The Lounge

Leading off the lounge, storage cupboard, staircase leading to first floor where you'll find the master bedroom.

### First Floor

### Attic Room 32'2" x 10'8" (9.81m x 3.24m)



Two skylights, two radiators.

### External

Externally, the property is complemented by a large blocked driveway with ample space for off road parking conveniently leading to an under cover car port with side gated access to a lovely rear garden.

The rear garden features a decking area, lawn garden with mature shrubs and a handy garden shed for storage space. Additionally there is an electrified Summer house with a log burner

## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water/Water Meter

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 5 Mbps, Superfast 62 Mbps

Satellite / Fibre TV Availability - BT, Sky

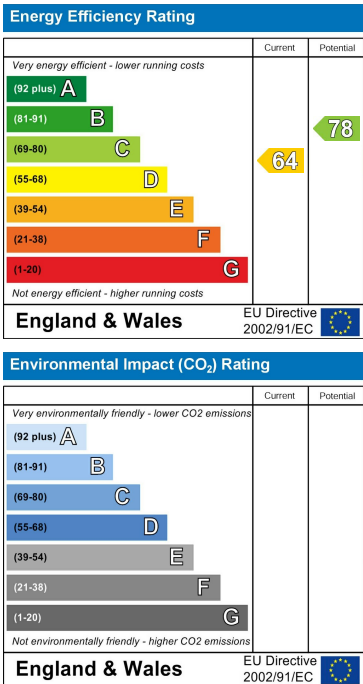


Floor Plan

Area Map



Energy Efficiency Graph



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