



14 Clos Cynan, Killay, Swansea, SA2 7DL

£300,000

We are delighted to offer this two bedroom detached bungalow, situated in the sought after area of Killay. Conveniently located close to local shops, parks, a doctor's surgery, and a range of amenities, with excellent transport links to Swansea City Centre, Uplands and the M4. The well-presented accommodation includes a hallway, living room, kitchen, dining room, conservatory, two bedrooms and a shower room. Externally, the property benefits from a front lawn with mature shrubs, a driveway leading to a detached garage and a beautifully maintained rear garden with a patio, lawn and colourful planting.

The Accommodation Comprises

Hallway



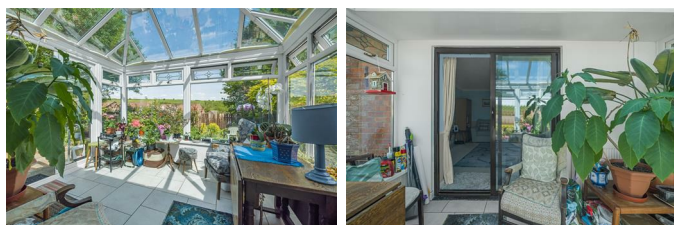
Entered via front door, airing cupboard, laminate flooring.

Living Room 13'1" x 13'1" (3.98m x 3.99m)



A charming eclectic fireplace surround serves as the focal point of the room, complemented fitted carpet. A sliding door opens to the conservatory, radiator.

Conservatory



Double glazed windows to side and rear, tiled flooring, radiator.

Kitchen/Dining Room 15'4" x 10'4" (4.68m x 3.15m)

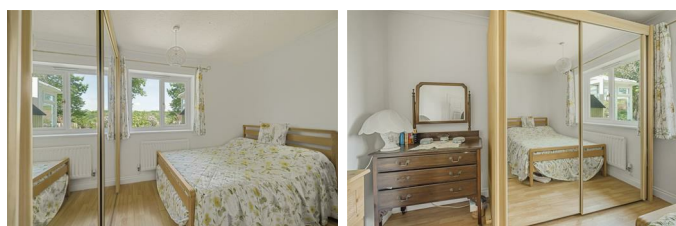


The kitchen is fitted with a matching range of base and eye level units, complemented by ample worktop space and 1+1/2 bowl sink unit. There's plumbing for a washing machine and space for a fridge/freezer. A four ring gas hob with a pull out extractor hood sits neatly above the cooking area. Two double glazed windows to the front, the flooring is a combination of ceramic tiles and carpet and a radiator.

Another Aspect Of The Kitchen/Dining Room

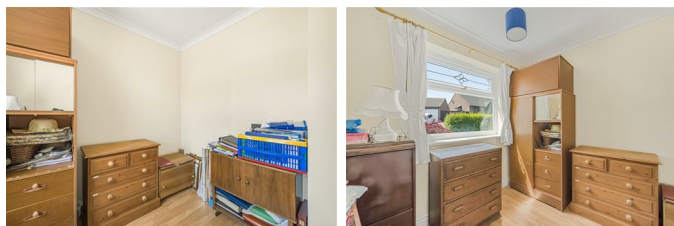


Bedroom 1 10'8" x 11'1" (3.24m x 3.39m)



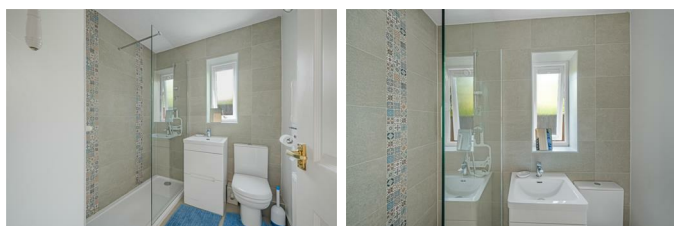
Double glazed window to rear, mirrored fitted wardrobes, fitted carpet, radiator.

Bedroom 2 8'7" x 9'1" (2.62m x 2.76m)



Double glazed window to front, laminate flooring, radiator.

Shower Room



Fitted three piece comprising shower cubicle, wash hand basin and WC. Frosted double glazed window to side, tiled walls and floor, radiator.

External



To the front of the property, a lawn area is bordered by mature shrubs, offering a touch of greenery and privacy. A driveway provides off road parking and leads to a detached garage.

Garage



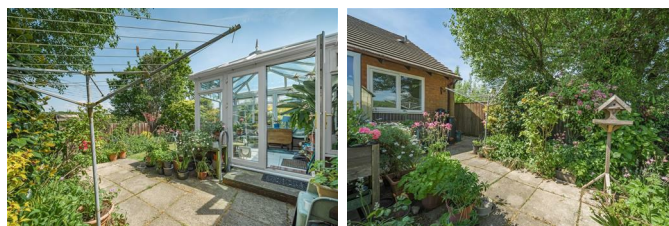
Up and over door.

Rear Garden



To the rear of the property lies a well maintained garden featuring a paved patio area, a neat lawn with mature shrubs and a vibrant array of flowers—creating a perfect space for relaxation and outdoor entertaining.

Another Aspect Of The Rear Garden



Aerial Images



Agents Notes

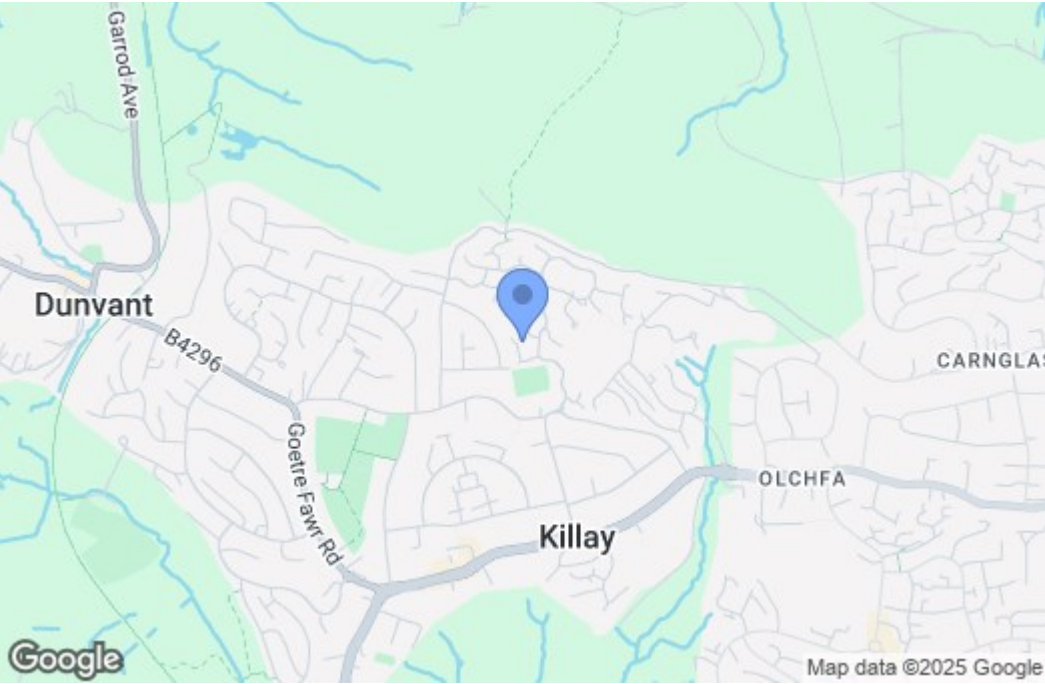
Additional Information

There are some trees close to or within the rear boundary which are subject to tree preservation orders (TPOs)

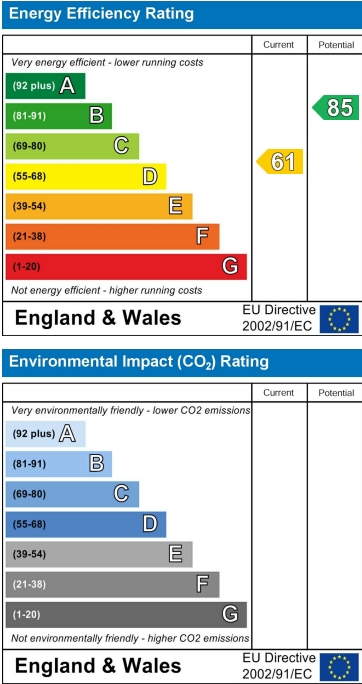
Floor Plan



Area Map



Energy Efficiency Graph



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