



## 336 Gower Road, Killay, Swansea, SA2 7AE

**£500,000**

Cash Buyers Only- Situated on Gower Road in Killay, Swansea, this detached house presents an exceptional opportunity for families or individuals seeking a spacious and character-filled home. Upon entering, you are greeted by an entrance porch that leads into a generous hallway, setting the tone for the rest of the property. The ground floor boasts a comfortable lounge and a separate sitting room, both ideal for relaxation and entertaining guests and enhanced by traditional features such as original fireplaces, picture rails and even a charming servant's bell, adding a unique touch of period charm. The well-appointed breakfast room seamlessly connects to the kitchen, while a convenient rear WC and a versatile games room or storage area—complete with double doors opening to the rear garden—enhance the practicality of this residence. Ascending to the first floor, you will find five bedrooms and a study, which can easily function as a home office or additional smaller bedroom. A family bathroom and a separate WC ensure that all essential amenities are readily accessible. Within an established residential area, this property enjoys a strong sense of community while remaining conveniently close to local amenities and transport links. The generous garden space offers an excellent opportunity for outdoor activities and relaxation, making it a perfect haven for families. This detached house on Gower Road in its prime location places you within walking distance of the Killay shopping precinct, local parks, and highly regarded schools, including Olchfa Secondary School.



## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via double glazed door to side with windows either side, tiled flooring, door into hallway.

#### Hallway



Leading from the porch, with two stained glass windows either side, storage cupboard, wooden flooring, staircase to first floor with understairs storage cupboard, radiator.

#### Lounge 14'6" x 11'11" (4.41m x 3.64m)



The lounge features a charming double glazed bay window to the front, filling the room with natural light. A fireplace set within an attractive surround serves as a focal point, while traditional details such as

a picture rail and dado rail add character and the space is completed with two radiators.

#### Sitting Room 12'11" x 18'2" (3.93m x 5.53m)



The sitting room offers a warm and welcoming space, featuring a window to the front and a fire set within an elegant surround. Radiator, wooden flooring adds a touch of character, complemented by a classic picture rail.

#### Breakfast Room 11'1" x 10'11" (3.38m x 3.33m)



The breakfast room features a double glazed window to the side, tiled flooring, dado rail and picture rail enhance the traditional character. Additional benefits include a built-in storage cupboard and a radiator with a door leading directly to the kitchen for added convenience.

### Kitchen 8'8" x 12'11" (2.65m x 3.94m)



Fitted with a range of wall and base units with worktop space incorporating a stainless steel sink unit. Built-in four ring electric hob and oven with extractor fan over, pantry cupboard, double glazed window to rear, door to rear lobby.

### Rear Lobby



Double glazed window to side leading to the outside, frosted double glazed window to side, door to wc and door leading into the games/storage room.

### WC

WC and double glazed window to front.

### Games/Store Room



The storage/games room benefits from a double glazed window to the side and double doors at the rear provide convenient access to the outdoor space, making it a versatile area ideal for storage, recreation, or a hobby room.

### First Floor

### Landing



Stained glass window to side, storage cupboards.

**Bedroom 1 14'5" x 11'11" plus bay (4.41m x 3.65m plus bay )**



Bay window to front, feature fire place, radiator.

**Bedroom 2 12'11" x 11'11" (3.93m x 3.64m)**



Window to front, radiator.

**Bedroom 3 14'1" x 10'0" (4.30m x 3.06m )**



Window to rear, built-in wardrobes.

**Bedroom 4 12'8" x 10'11" (3.87m x 3.343m)**



Window to rear, with fireplace and radiator.

**Bedroom 5 9'0" x 7'9" (2.74m x 2.35m)**

Window to rear.

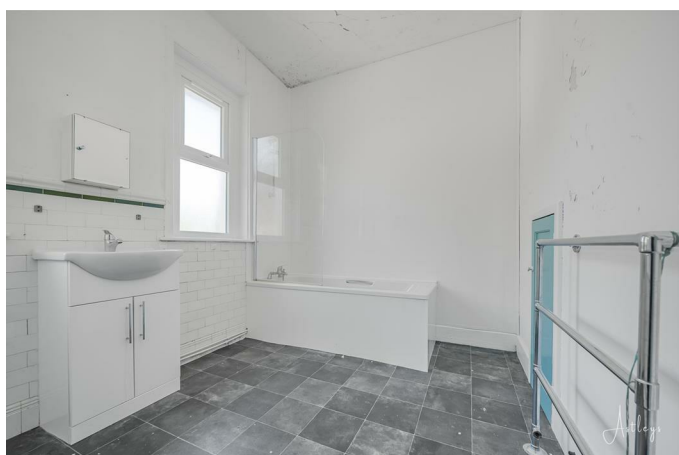


### Study/Nursery 10'7" x 4'11". (3.25m x 1.52m. )



Frosted double glazed window to side.

### Bathroom



Fitted with a two piece suite comprising bath with shower attachment over and wash hand basin. Towel rail, two double glazed windows to side.

### WC

WC. Frosted double glazed window to side

### External



Externally, the property features a front garden laid to lawn, complemented by mature shrubs that add privacy. A driveway provides off-road parking and leads to a garage at the rear.

The rear garden is also laid to lawn and bordered by established shrubs and a block paved patio area provides the perfect spot for outdoor dining.

### Agents Note

The property is sold as seen and the particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Tenure - Freehold On Completion

Council Tax Band - H

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter

Mobile coverage - EE Vodafone Three O2

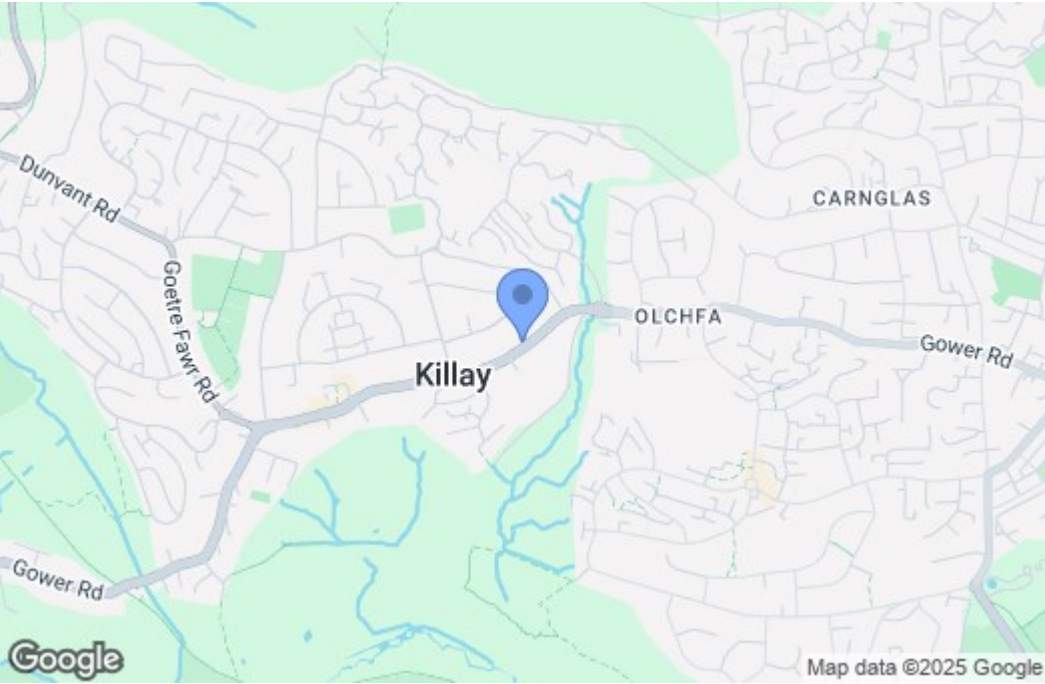
Broadband -Basic -14 Mbps Superfast 66 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

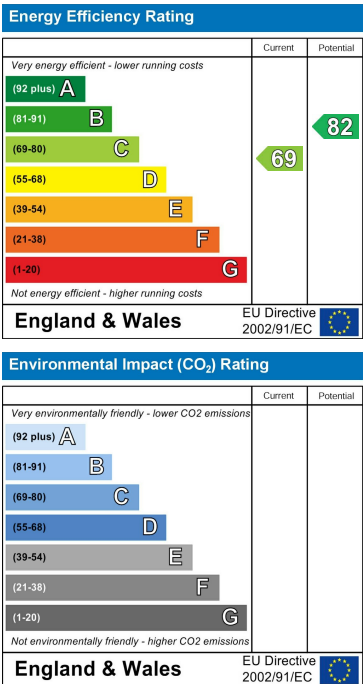
Floor Plan



Area Map



Energy Efficiency Graph



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