



## 572 Gower Road, Upper Killay, Swansea, SA2 7DR

**£325,000**

Situated in the highly desirable area of Upper Killay, this detached home offers a fantastic opportunity to acquire a spacious property in a sought-after location, close to local amenities and the stunning Gower Peninsula. Upon entering, you are welcomed by an entrance porch leading into a hallway, complete with a convenient ground floor WC. The front-facing lounge and dining room is filled with natural light from two large windows, this space flows effortlessly into the kitchen, making it ideal for both everyday living and entertaining. Just off the kitchen, a rear porch provides excellent potential to be converted into a utility room, adding further practicality to the home. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom. Externally, the home benefits from a driveway to the front, providing off-road parking. Side access leads to a generous rear garden, mainly laid to lawn and enhanced by a variety of mature shrubs, offering both privacy and a peaceful outdoor setting. Located in the popular village of Upper Killay, the property enjoys a quiet residential setting while remaining within easy reach of Swansea city centre, well-regarded schools, and beautiful coastal walks. With its spacious layout and scope for personalisation, this property presents an excellent opportunity for families or individuals looking to settle in a vibrant and well-connected community.

## The Accommodation Comprises

### Ground Floor

#### Porch

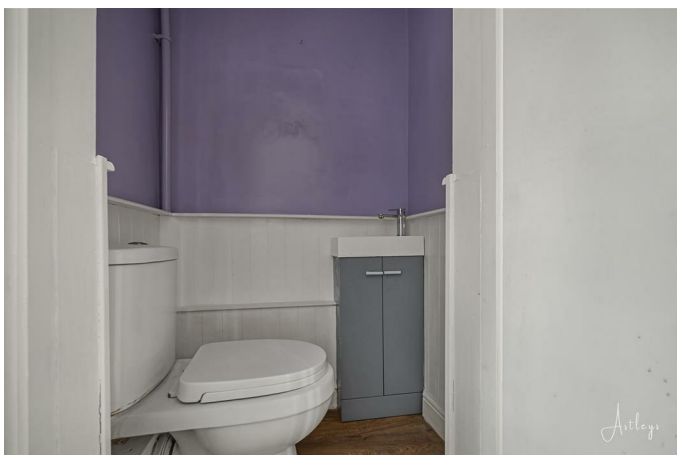
Entered via door to front, with double glazed window to side, door to the hallway.

#### Hall



Staircase first floor, radiator, door to the WC and lounge/dining room.

#### WC



Two piece suite comprising, vanity wash hand basin and WC. Part walls.

## Lounge/Dining Room 9'4" x 21'2" (2.84m x 6.46m)



Two double glazed windows to front, feature fireplace set in surround, two radiators, open plan the kitchen.



### Kitchen 8'0" x 10'4" (2.43m x 3.16m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, space for fridge, built-in electric oven and four ring electric hob with extractor hood over, Double glazed window to rear, open plan the rear porch.

### Inner Hallway

Radiator.

### Rear Porch



Could be turned into a utility room with window to rear, radiator, under stairs storage cupboard with boiler, door leading to the garden

### First Floor

### Landing

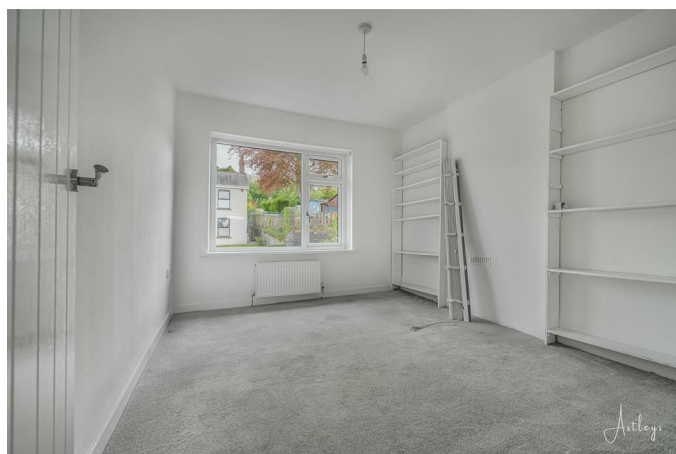
Access to loft.

### Bedroom 1 10'11" x 11'0" (3.34m x 3.35m)



Double glazed window to front, radiator.

### Bedroom 2



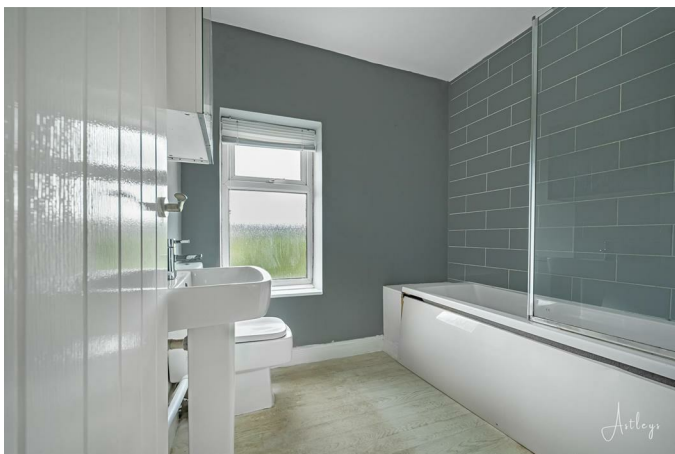
Double glazed window to front, radiator.

### Bedroom 3 9'10" x 7'4" (3.00m x 2.24m)



Double glazed window to rear, radiator.

### Bathroom



Three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, heated towel rail, frosted double glazed window to rear.

### External



The property benefits from a driveway to the front providing off-road parking, along with convenient side access leading to the rear garden.

The rear garden is a generous size and predominantly laid to lawn, enhanced by a variety of mature shrubs that add colour, privacy, and a well established feel.



## Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Main Gas.

Water Meter

Parking - Driveway

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 38 Mbps Ultrafast

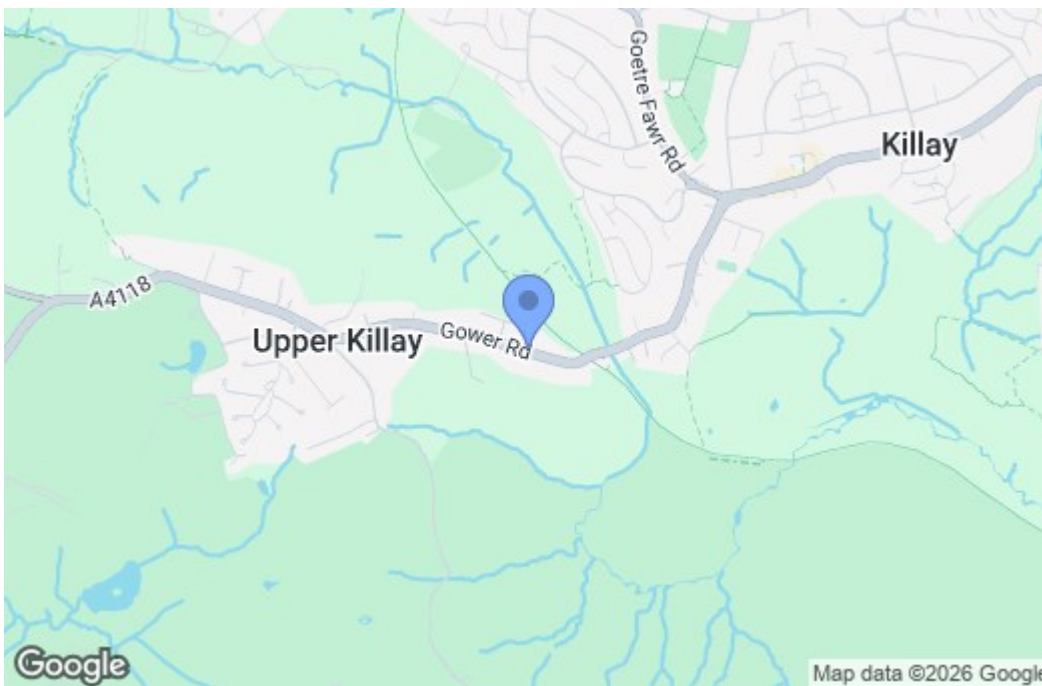
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

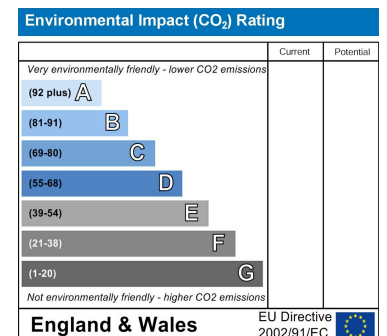
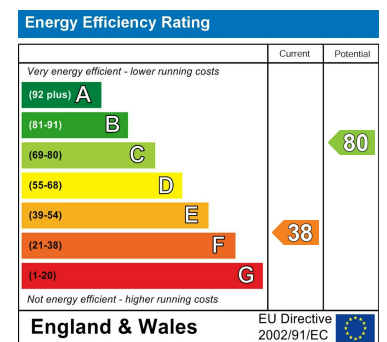
## Floor Plan



## Area Map



## Energy Efficiency Graph



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