



15 Broadmead, Killay, Swansea, SA2 7EE

£240,000

A semi-detached home in the desirable area of Killay, Swansea. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or families seeking a welcoming home. As you enter, you are greeted by the entrance porch that leads into a bright and airy lounge/dining room, perfect for relaxing or entertaining guests. The well-appointed kitchen provides a functional space with a door leading to the garden. Upstairs, you will find three bedrooms along with a family bathroom. The property boasts a front garden and a side driveway, providing off road parking. The rear garden is fully enclosed, creating a safe and private outdoor space for children to play or for hosting summer barbecues. Situated in a popular residential cul-de-sac, this home is conveniently located within walking distance to the Killay Precinct, where you will find a variety of shops, cafés and essential services. Families will appreciate being within the catchment area for highly regarded primary and secondary schools, ensuring quality education for children.

For those who enjoy the outdoors, the property is just a short drive from the stunning Gower Peninsula, known for its breathtaking landscapes and beautiful beaches. Additionally, Singleton Hospital and Swansea University are easily accessible, making this location ideal for professionals and students alike. Excellent public transport and cycle routes provide seamless connections to Swansea City Centre, while the nearby Clyne Valley Country Park offers picturesque woodland walks and a range of outdoor activities.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front, with side window, door leading into the lounge/dining room.

Lounge/Dining Room 13'8" x 17'5" (4.16m x 5.32m)



The lounge/dining room is a good-sized, versatile space ideal for both relaxing and entertaining. It benefits from double glazed windows to the front and rear, allowing for plenty of natural light throughout the day. A staircase leads to the first floor, and the room is fitted with two radiators.



Kitchen 8'10" x 9'3" (2.68m x 2.83m)



Fitted with a range of wall and base units with worktop space over incorporating a sink and drainer unit, plumbing for washing machine, space for tumble dryer, built-in electric oven and four ring hob with extractor hood over, double glazed window to side and double glazed door to rear leading to the rear garden.

First Floor

Landing

Double glazed window to side, storage cupboard, access to loft.

Bedroom 1 10'8" x 9'10" (3.26m x 2.99m)



Double glazed window to rear, built-in wardrobe, radiator.

Bedroom 2 11'9" x 11'4" (3.59m x 3.46m)



Double glazed window to front, radiator.

Bedroom 3 9'0" x 7'8" (2.75m x 2.33m)



Double glazed window to front, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Frosted double glazed window to rear.

External

To the front of the property there is a lawned garden with a hedge boundary, along with a side driveway providing off-road parking and gated access to the rear.

The rear garden is enclosed and features a paved patio area, lawned section and a garden shed.

Aerial Images

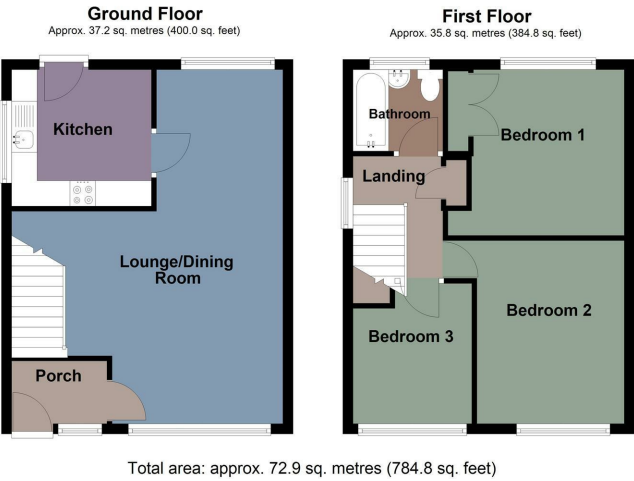
Agents Note

Tenure - Freehold
Council Tax Band - D
Services - Mains electric. Mains sewerage. Main Gas. Water Meter.
Parking - Driveway
Mobile coverage - EE Vodafone Three O2
Broadband - Basic 8 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps
Satellite / Fibre TV Availability - BT Sky Virgin

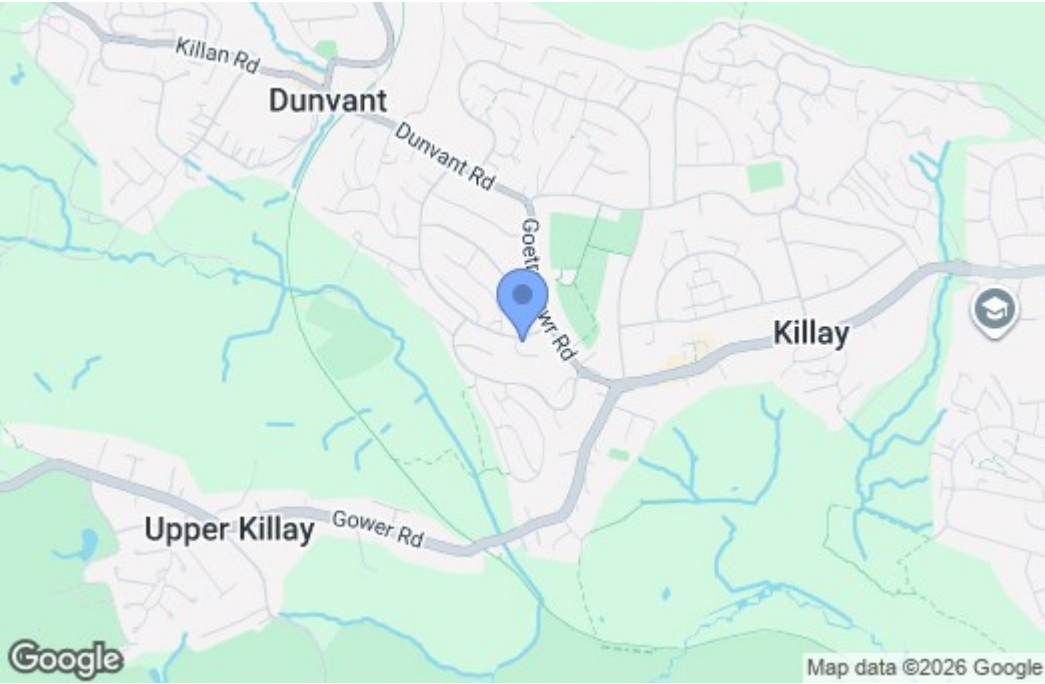
Agents Note

Section 21 of the Estate Agents act 1979 applies to this property, whereby the person(s) who are engaged in estate agency work have a personal interest in this property.

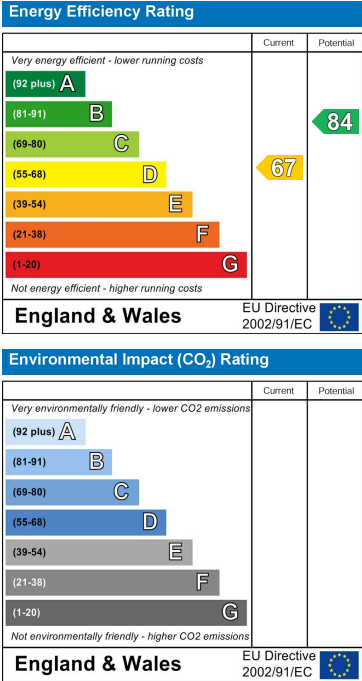
Floor Plan



Area Map



Energy Efficiency Graph



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