



**14 Wimmerfield Avenue**

Killay, Swansea, SA2 7BT

**Offers In Excess Of £325,000**



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## 14 Wimmerfield Avenue Killay, Swansea, SA2 7BT

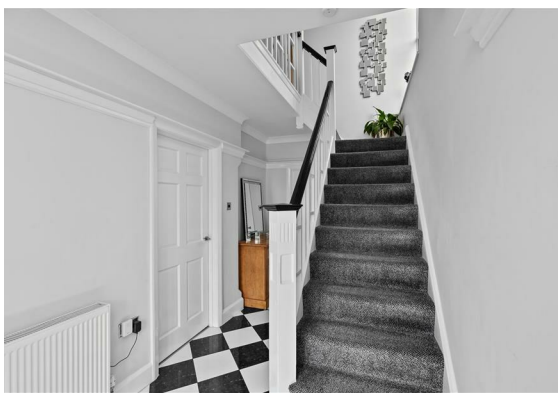
Situated in the desirable suburb of KILLAY, this immaculate THREE BEDROOM semi-detached home offers a modern finish, perfect for families seeking stylish and comfortable living. The ground floor features a welcoming hallway leading to a bright and spacious front-aspect living room, a convenient downstairs WC enhances practicality, while the heart of the home lies in the contemporary kitchen and dining room, designed with sleek cabinetry, integrated appliances and ample space for meal prep & dining. Patio doors open out to the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property boasts three well-proportioned bedrooms, including a generously sized main bedroom with fitted wardrobes for added storage, a light filled landing and bathroom. Externally, the home benefits from a fantastic CORNER PLOT with long front and rear gardens, providing plenty of outdoor space for leisure, relaxation or gardening. A generous driveway offers ample parking, leading to a detached GARAGE for additional storage or workshop space. Located in a prime area in Killay, with excellent local amenities, top-rated schools and easy access to Swansea and the stunning Gower Peninsula, this home perfectly combines modern living with a superb location. Call to view now!

### Hallway

15'7" x 6'9" (4.77 x 2.07)

Spacious hallway with checkerboard tiling, radiator, double glazed door and understairs cupboard.







## WC

5'2" x 2'8" (1.59 x 0.83)

Ground floor cloakroom with pvcu window, heated towel rail, sink & WC.

## Living Room

13'6" x 12'4" (4.12 x 3.77)

Front aspect reception room comprising laminate flooring, flat panel radiator, decorative fireplace alcove, tv point and pvcu bay windows.



## Kitchen/Dining Room

19'5" x 8'9" (5.93 x 2.68)

Featuring an open-plan layout with sleek cabinetry, integrated appliances including a double oven, dishwasher, gas hob, extractor, washing machine & tumble dryer and granite worktops. A centrally located dining table provides a functional focal point for the space and pvcu windows & patio doors flood the room with natural light and seamlessly connect the indoors to the garden, offering easy access to an outdoor dining area. Also with recessed spotlights overhead, tall anthracite grey radiator, decorative fireplace alcove with sleeper mantlepiece and tiled flooring. Space for a casual seating area.



## Landing

11'2" x 8'0" (3.42 x 2.45)

Light & bright landing with oversize pvcu windows which allow for plenty of natural light, fitted carpet and walk-in storage cupboard.

## Bathroom

7'11" x 5'9" (2.43 x 1.76)

Comprising pvcu windows, radiator, sink, shower over bath and WC.

## Bedroom One

13'1" x 11'3" (3.99 x 3.44)

One of three bedrooms, with fitted carpet, radiator and pvcu windows to the rear garden aspect.

## Bedroom Two

14'1" x 10'0" (4.31 x 3.06)

Second double bedroom featuring pvcu bay windows, radiator, carpet and fitted wardrobes with sliding mirrored doors.

## Bedroom Three

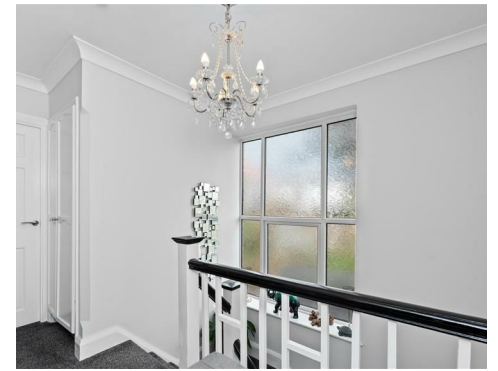
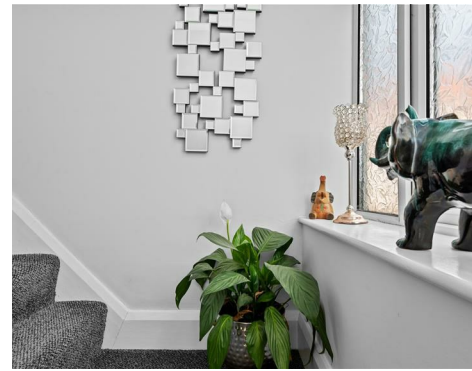
8'0" x 7'3" (2.46 x 2.23)

Third bedroom featuring pvcu windows, radiator and fitted carpet.

## External and Location

Situated on a desirable corner plot, this expansive garden boasts a long driveway leading to the home and garage. The generous garden extends along the property, offering plenty of room for relaxation or recreational activities. A patio area with doors from the dining area provides the perfect setting for alfresco dining or entertaining guests. The corner positioning enhances privacy, while the extended driveway ensures convenient parking and easy access.

Nestled in the sought-after suburb of Killay, this charming home offers the perfect balance of suburban tranquility and modern convenience. A desirable area for families and commuters alike, thanks to its excellent transport links, top-rated schools and close proximity to Swansea city centre. With fantastic transport linkss, commuting to Swansea and surrounding areas is effortless. Families will appreciate the excellent local amenities, including shops, cafes, parks and leisure facilities, all contributing to a welcoming and vibrant community. Killay also serves as a gateway to the breathtaking Gower Peninsula, a designated Area of Outstanding Natural Beauty, offering stunning beaches, coastal walks and outdoor adventures just a short drive away. With its prime location, strong sense of community and fantastic lifestyle benefits, Killay is an ideal place to call home.



Floor Plan



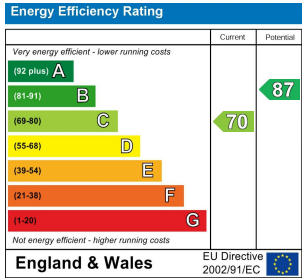
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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