



## 4 Rowan Close, Killay, Swansea, SA2 7DW

Offers Over £375,000

FOUR BEDROOM DETACHED HOME in Killay with a contemporary kitchen, open plan living/dining room, second reception room (currently used as an office), conservatory, WC & utility room on the ground floor. The first floor features four bedrooms, a family bathroom and en-suite. In immaculate order, this modern home features a contemporary kitchen. This lovely home features a contemporary kitchen installation, complete with led lighting, gloss grey units, contrasting solid oak worktops & breakfast bar/island. There's plenty of living space with an open plan arrangement and a second reception room, ideal for home workers, with the conservatory opening out into the rear garden.

Located near the tranquil Clyne Forest, the property offers modern comforts in a picturesque setting, making it an ideal choice for those seeking a serene yet convenient lifestyle. Excellent local school catchment area, including Olchfa Comprehensive and Killay Primary School. Clyne Forest cycle path popular with walkers, commuters, dog walkers, runners and cyclists runs all the way from Gowerton to Blackpill. Giving you and your family a safe & fun way to get to the seafront! And if you're into forest walking or mountain biking, Clyne Woods is full of walking trails, graded mountain bike trails, off-piste jumps and even has a BMX Pump Track. Killay is ideally located for commuting to the city center or for exploring The Gower, a stunning area of incredible beauty with miles & miles of beautiful countryside & idyllic beaches to explore. Local amenities in Killay include The Medical Center, library, hairdresser, various independent shops, beauty salon, barbers and several vibrant pubs. Call to view now!



- Four bedroom detached home
- Contemporary kitchen/dining room
- Ground floor WC & utility room
- Close proximity to Clyne Valley cycle path
- Open plan living/dining room
- En-suite and family bathroom
- Rear low maintenance garden & driveway
- Versatile 2nd reception room (office)
- Conservatory
- Fantastic Killay location

#### **Hallway**

12'3" x 6'5" (3.74 x 1.96)

Comprising laminate flooring, radiator and understairs cupboard.

#### **WC**

6'3" x 3'1" (1.93 x 0.94)

Ground floor WC, with PVCu window, tiled flooring, radiator, sink & WC.

#### **Open Plan Living/Dining Room**

23'4" x 11'6" (7.12 x 3.51)

Spacious open plan living area, with gas fireplace, radiator, laminate flooring, PVCu bay windows to the front and sliding glazed doors to the conservatory.

#### **Kitchen/Dining Room**

17'6" x 11'4" (5.34 x 3.47)

Superb modern kitchen installation with a generous range of units in gloss grey, contrasting solid oak worktop and breakfast bar/island with triple pendant light over and colour led lighting. With tiled flooring, PVCu windows & door to the rear garden, recessed spotlights, wall mounted tv point, composite sink, extractor and door to the WC. Space for several appliances.

#### **Utility Room**

7'1" x 4'3" (2.16 x 1.32)

Superb utility space complimenting the colourscheme of the kitchen, with extractor, tiled flooring, radiator and a range of units & solid oak worktop - Plumbing & space for a tumble drier and washing machine.

#### **Office/Reception Room Two**

13'5" x 7'3" (4.11 x 2.21)

Second reception room, currently used as an office, with

laminate flooring, radiator, tv point, cable point and PVCu windows to the front aspect.

#### **Conservatory**

8'11" x 8'5" (2.73 x 2.59)

Modern conservatory, with full PVCu double glazing, opening out to the rear garden.

#### **Landing**

8'4" x 6'5" (2.55 x 1.96)

Landing space with fitted carpet and built-in storage cupboard.

#### **Bathroom**

7'1" x 6'1" (2.16 x 1.86)

Fully tiled bathroom with PVCu windows, radiator, jacuzzi spa bath & shower, sink, bidet & WC.

#### **Bedroom One**

12'0" x 8'2" (3.67 x 2.50)

Main bedroom with fitted carpet, wall mounted tv point, PVCu windows to the rear, fitted wardrobes and door to the en-suite bathroom.

#### **En-Suite Bathroom**

8'3" x 6'11" (2.54 x 2.12)

On-trend bathroom, with Velux window, radiator, dual sink/storage units, shower & WC.

#### **Bedroom Two**

10'9" x 9'9" (3.28 x 2.98)

Second double bedroom featuring PVCu windows, radiator, carpet and fitted wardrobes.

#### **Bedroom Three**

11'2" x 10'9" (3.41 x 3.28)

Third double bedroom featuring PVCu windows, fitted wardrobes, radiator and carpet.

#### **Bedroom Four**

8'0" x 7'2" (2.44 x 2.20)

Fourth bedroom currently used as a dressing room, installed with a range of hanging rails & shelves.

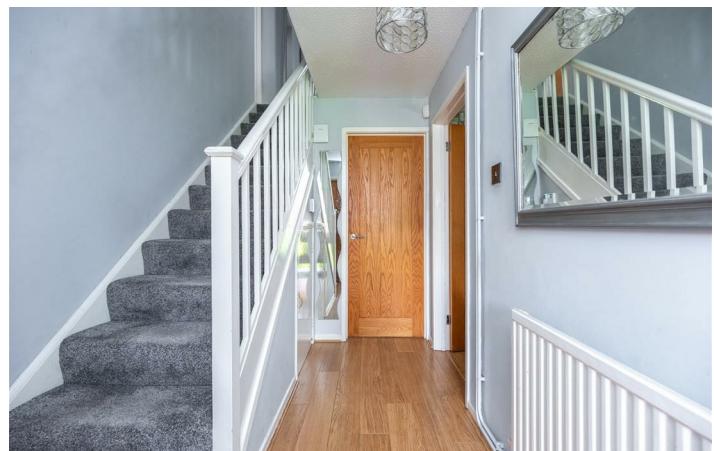
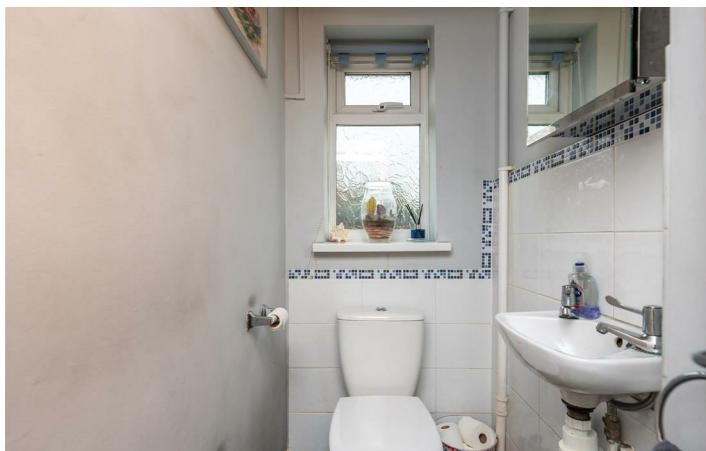
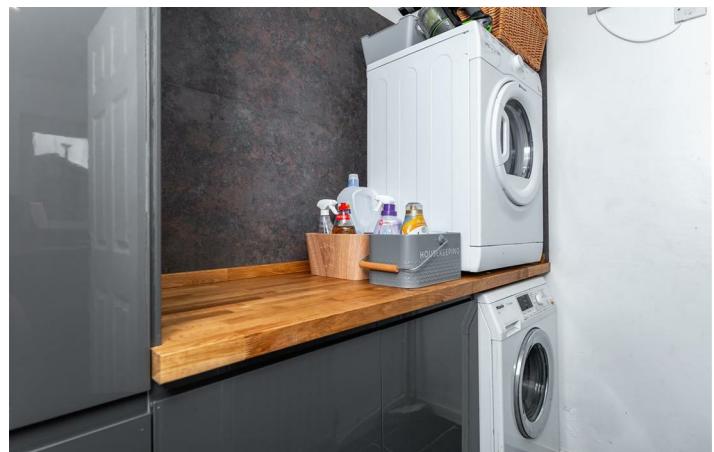
#### **External & Location**

Set in a quiet cul-de-sac location, with a tranquil outlook, front driveway & neat lawn. Side gated access is available to the rear which is laid with low maintenance decking and offers a private south facing garden, ideal for entertaining, relaxing & dining out.

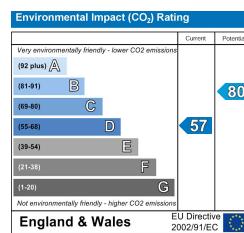
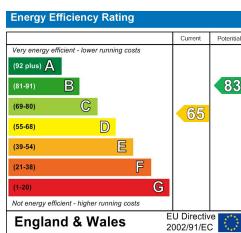
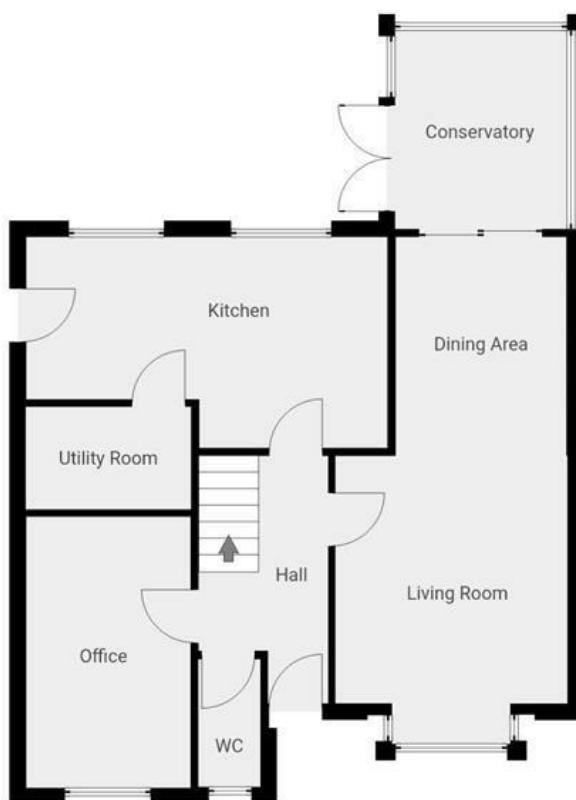
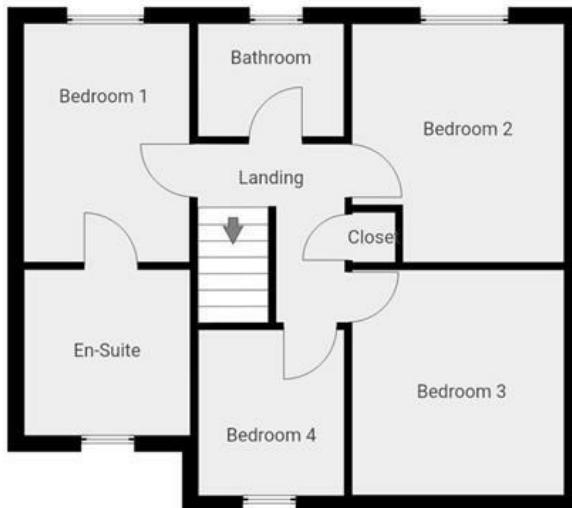
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#### **Directions**



## Floor Plan



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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