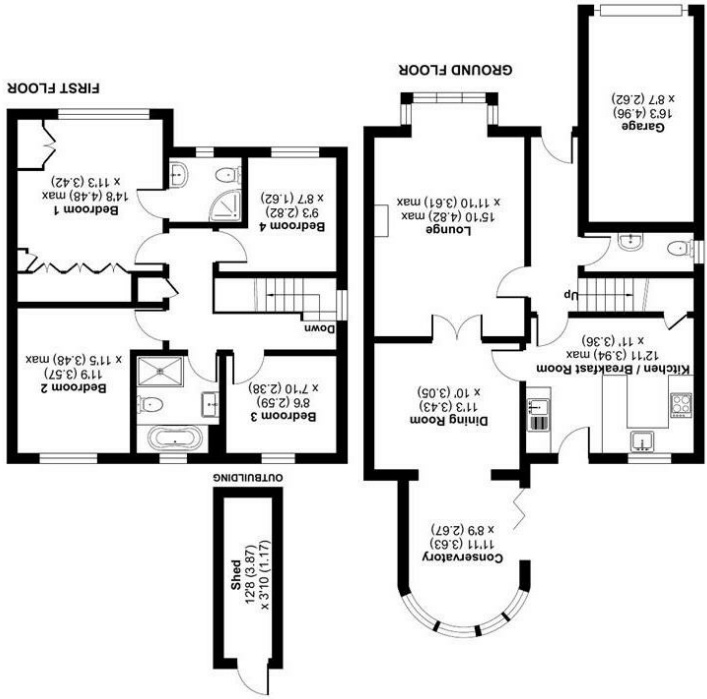




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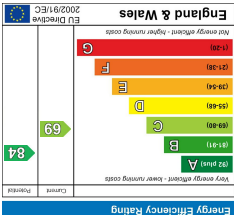
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 1251286. © Dawson's 2025.



**Ffordd Dryden, Killay, Swansea, SA2**

## FLOOR PLAN

## AREA MAP



## EPC



**81 Ffordd Dryden**  
Killay, Swansea, SA2 7PD  
**Asking Price £420,000**



GENERAL INFORMATION

Dawsons are delighted to present this exceptional four-bedroom detached family home, located in a highly sought-after development in the heart of Killay. Offering easy access to a wealth of local amenities, this property is also within the coveted catchment area for Olchfa Comprehensive School.

The spacious accommodation, which has been lived in by the current owners since new comprises a welcoming entrance hall, a bright and airy lounge, a formal dining room, a modern kitchen, a utility room, a conservatory with bi-fold doors and a convenient cloakroom on the ground floor. Upstairs, you will find four well-proportioned bedrooms, including a master with an en-suite shower room, as well as a family bathroom.

Externally, the property benefits from large driveway parking for several vehicles, integral garage and a beautifully landscaped, enclosed rear garden. The garden features a well-maintained lawn, composite decking, raised vegetable beds, and a charming side patio area with a brick-built BBQ—ideal for outdoor entertaining.

This fantastic location, coupled with the superb living space, makes this home a must-see.

EPC - C  
Council Tax Band - F  
Tenure - Freehold

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE  
15'9" max x 11'10" max (4.82 max x 3.61 max)

DINING ROOM  
11'3" x 10'0" (3.43 x 3.05)

KITCHEN/BREAKFAST ROOM  
12'11" x 11'0" (3.94 x 3.36)  
WITH UTILITY AREA

CONSERVATORY  
11'10" x 10'0" (3.63 x 3.05)

CLOAKROOM

FIRST FLOOR



LANDING  
BEDROOM 1  
14'8" max x 11'2" (4.48 max x 3.42)  
EN SUITE  
BEDROOM 2  
11'8" x 11'5" max (3.57 x 3.48 max)  
BEDROOM 3  
8'5" x 7'9" (2.59 x 2.38)  
BEDROOM 4  
9'3" x 5'3" (2.82 x 1.62)

FAMILY BATHROOM  
EXTERNAL  
FRONT - Parking for 4+ vehicles.

REAR & SIDE - Garden lain to lawn with composite decking, raised beds for growing veg and a side patio BBQ area.

SERVICES  
Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

