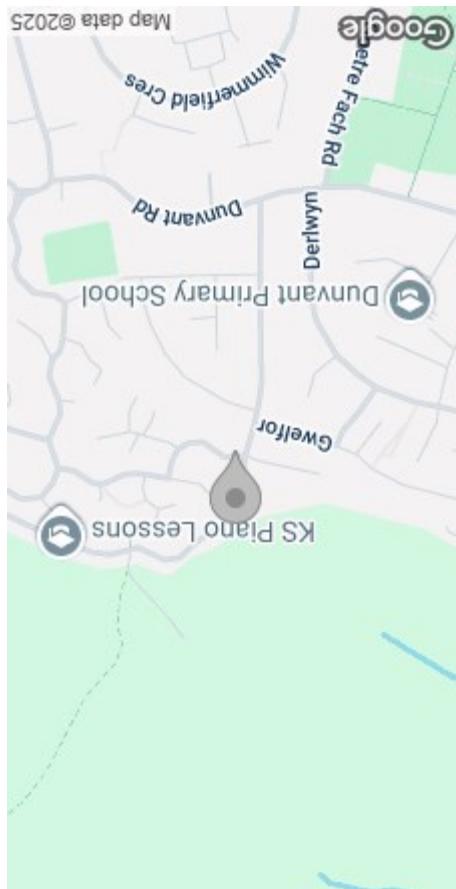
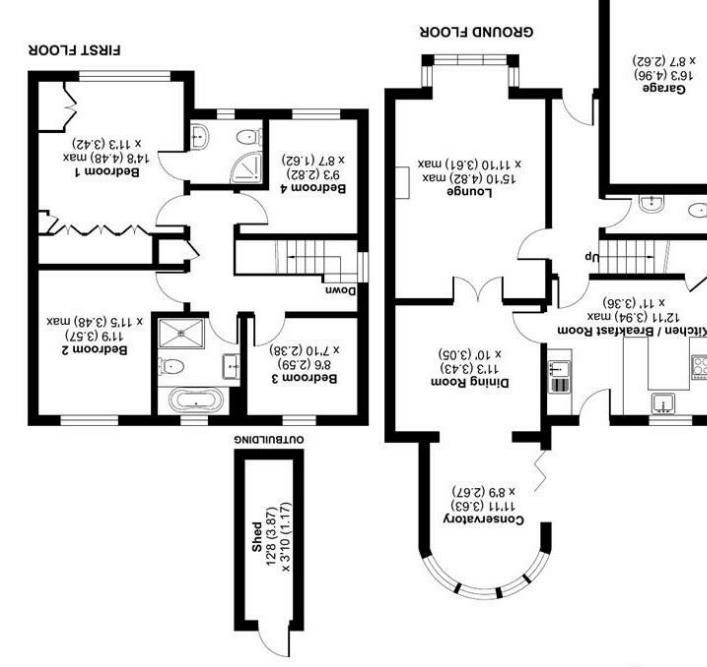


EPC



AREA MAP



Ffordd Dryden, Killay, Swansea, SA2

FLOOR PLAN



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

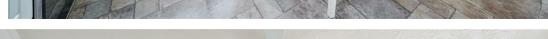
LOUNGE
15'9" max x 11'10" max (4.82 max x 3.61 max)



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 laid 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.

