

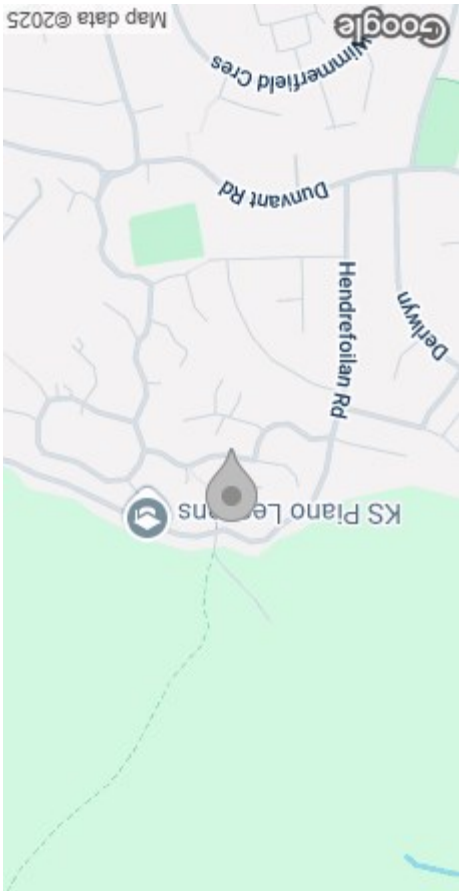
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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been based on no guarantee as to their operability or efficiency can be given.

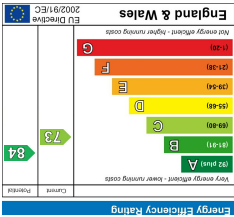
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FLOOR PLAN



AREA MAP



EPC



45 Ffordd Dryden
Killay, Swansea, SA2 7PD
Offers Over £340,000



GENERAL INFORMATION

We are pleased to present this beautifully maintained and attractive brick-finished detached home, located in this sought-after residential area. The property offers convenient access to both Dunvant and Hendrefoilan Primary Schools, and is within walking distance of Olchfa Comprehensive. The popular Killay shopping precinct, with its selection of shops, bars, and restaurants, is also just a stone's throw away.

Arranged over two levels, this home offers bright and stylish living spaces, with the ground floor benefiting from an open-plan extension that enhances the sense of space and light.

Upon entering, you're welcomed by a spacious and airy hallway that leads to a front-facing lounge. An opening from the lounge flows into a cozy sitting room, which in turn opens into the sleek, 'L' shaped kitchen/dining area. The kitchen is fitted with a range of integrated appliances, and side doors lead out to the rear garden – an ideal setting for outdoor entertaining and alfresco dining.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms. Bedrooms 1 and 2 both feature built-in double wardrobes, with Bedroom 1 benefiting from an en-suite shower room. A beautifully appointed three-piece bathroom suite completes the upper floor.

Externally, the property boasts a neatly maintained front garden, laid to lawn, and a rear garden with both decking and turfed areas, perfect for enjoying outdoor living. The side driveway provides parking for three vehicles and leads to a detached garage with electricity.

This turnkey property is a must-see. Early viewing is highly recommended!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE
15'7" x 10'7" (4.75m x 3.23)

SITTING ROOM
10'5" x 8'9" (3.18m x 2.67m)

'L' SHAPED KITCHEN/DINER
21'1" max x 17'7" max (6.43m max x 5.36m max)

FIRST FLOOR

LANDING

BEDROOM 1
18'8" x 11'3" (5.69m x 3.43m)



EN SUITE

BEDROOM 2
10'0" x 8'5" (3.07m x 2.57m)

BEDROOM 3
10'5" x 7'1" (3.18m x 2.16m)

FAMILY BATHROOM

EXTERNAL
FRONT - Laid to lawn front garden and tarmacked driveway parking for 3 vehicles.

REAR - Elevated garden with decked and turfed areas.

PARKING
Driveway parking leading to a single garage.

TENURE
Freehold

EPC
C

COUNCIL TAX BAND
BAND - E

SERVICES
Mains gas, electric, water (metered) & drainage.
There is currently broadband available at the property , Fibre optic. Please refer to the Ofcom checker for further coverage information.
There are no known issues with mobile coverage using the vendors current supplier. Please refer to Ofcom checker for further information.

