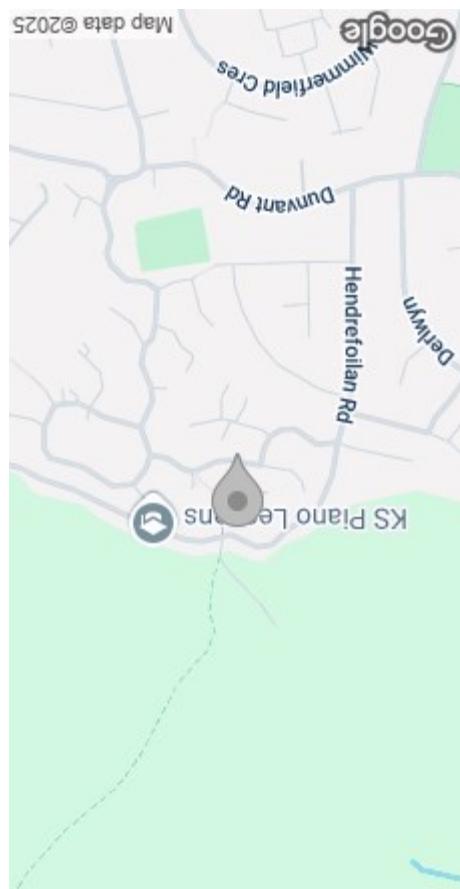
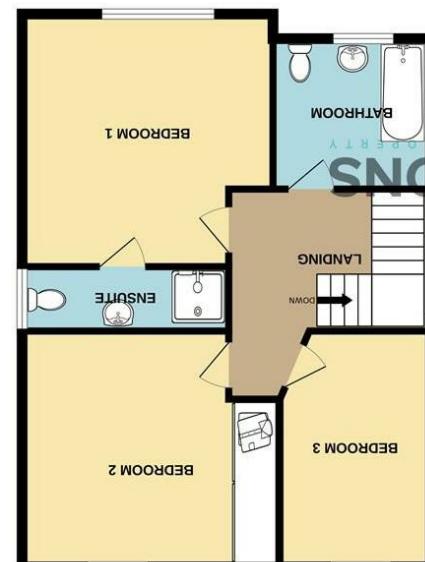


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract; individual purchases should not rely on them as representations by themselves by inspection of fact, but must satisfy the customer as to their accuracy. No person in this firm's employment has the authority to make or give any representation of warranty in respect of the property.

EPC



AREA MAP



ST FLOOR



ROUND FLOOR

FLOOR PLAN



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



DAWSONS

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 Duvant and Hendrefolian 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.

