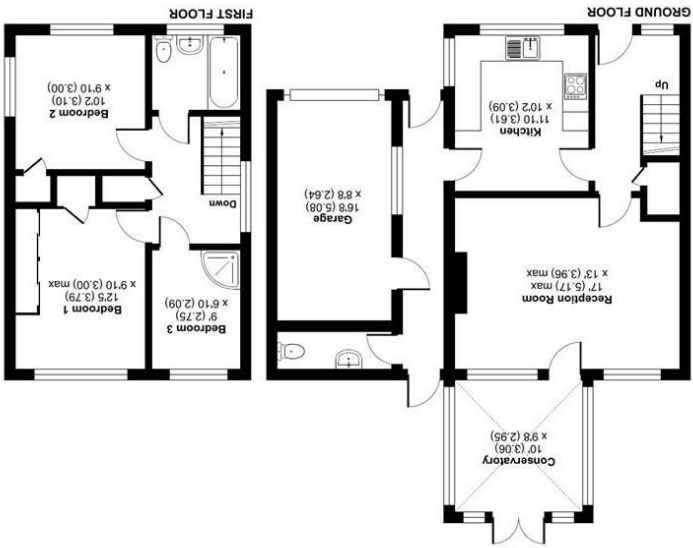




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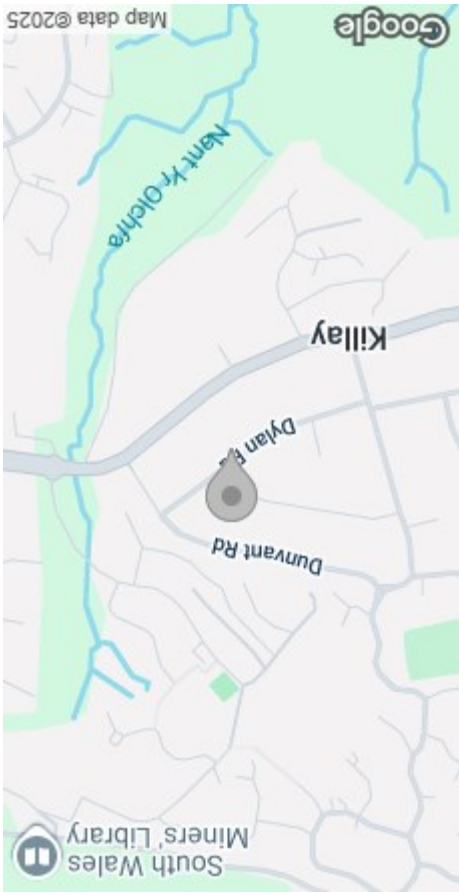
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1317737. © Redwood 2025.



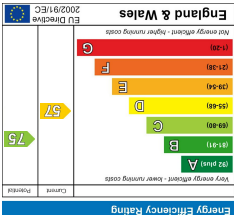
Dylan Road, Killay, Swansea, SA2
Approximate Area = 1048 sq ft / 97.3 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuilding = 25 sq ft / 2.3 sq m
Total = 1218 sq ft / 113 sq m
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC



25 Dylan Road
Killay, Swansea, SA2 7BN
Offers Around £300,000



GENERAL INFORMATION

Dawsons are delighted to present to the market this detached home, ideally positioned in the highly sought-after area of Killay, Swansea. Benefiting from a generous south-facing rear garden, this property offers fantastic potential and is perfect for buyers looking to make a home their own.

Situated on Dylan Road—one of Killay's most desirable addresses—this home is within walking distance of both Olchfa Comprehensive School and Hendrefoilan Primary School. Just a short stroll away, Killay Precinct provides a range of convenient amenities including cafes, bakeries, supermarkets, a dentist, doctors, chemist, and friendly local pubs.

Outdoor enthusiasts will love the nearby Clyne Valley, offering picturesque walking and cycle routes stretching all the way to Blackpill and the scenic seafront.

The accommodation comprises an entrance hallway, a front-facing kitchen/breakfast room, and a spacious rear lounge/dining room which opens into a bright conservatory overlooking the garden. While the property would benefit from some updating, it offers fantastic scope to modernise and personalise.

Upstairs, you'll find three bedrooms (two doubles and one single), with the third bedroom currently featuring a shower cubicle, plus a family bathroom. Additional benefits include uPVC double glazing and gas central heating via a back boiler.

Outside, a driveway provides off-road parking and leads to a garage. An enclosed passageway between the house and garage offers extra storage space, access into the garage and a WC.

This charming home, set in a prime area, ticks all the boxes for location and potential.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN/BREAKFAST ROOM
11'10" x 10'1" (3.61 x 3.09)

LOUNGE/DINING ROOM
16'11" max x 12'11" max (5.17 max x 3.96 max)

CONSERVATORY
10'0" x 9'8" (3.06 x 2.95)

PASSAGEWAY

WC

FIRST FLOOR

LANDING



BEDROOM 1
12'5" x 9'10" max (3.79 x 3.00 max)

BEDROOM 2
10'2" x 9'10" (3.10 x 3.00)

BEDROOM 3
9'0" x 6'10" (2.75 x 2.09)

BATHROOM

EXTERNAL

South facing fully enclosed garden with ample lawn and flower borders.

PARKING

Driveway

GARAGE

Single garage with access door into the passageway.

EPC

D

COUNCIL TAX

E

TENURE

Leasehold - 999 year lease from September 1960
Remaining Years 934
Ground Rent £10.00 p.a. fixed for the term

SERVICES

Mains gas, electric, water & drainage.
There is currently broadband available at the property via Virgin media, Fibre optic..
Please refer to the Ofcom checker for further coverage information.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

ADDITIONAL INFORMATION

We are waiting for probate to be granted

