

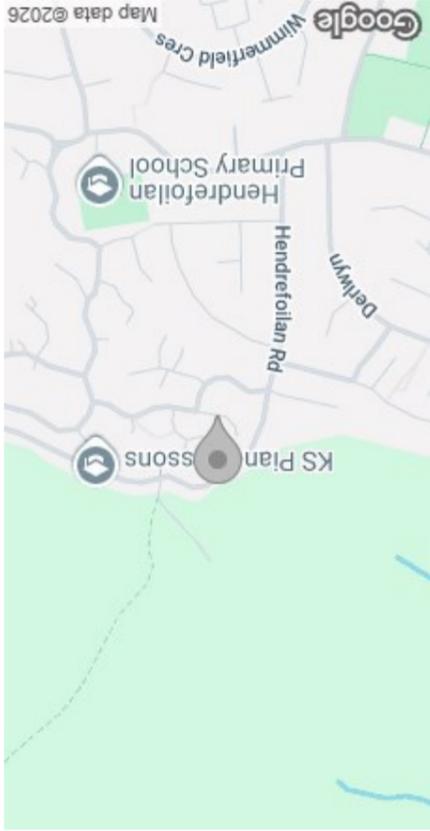


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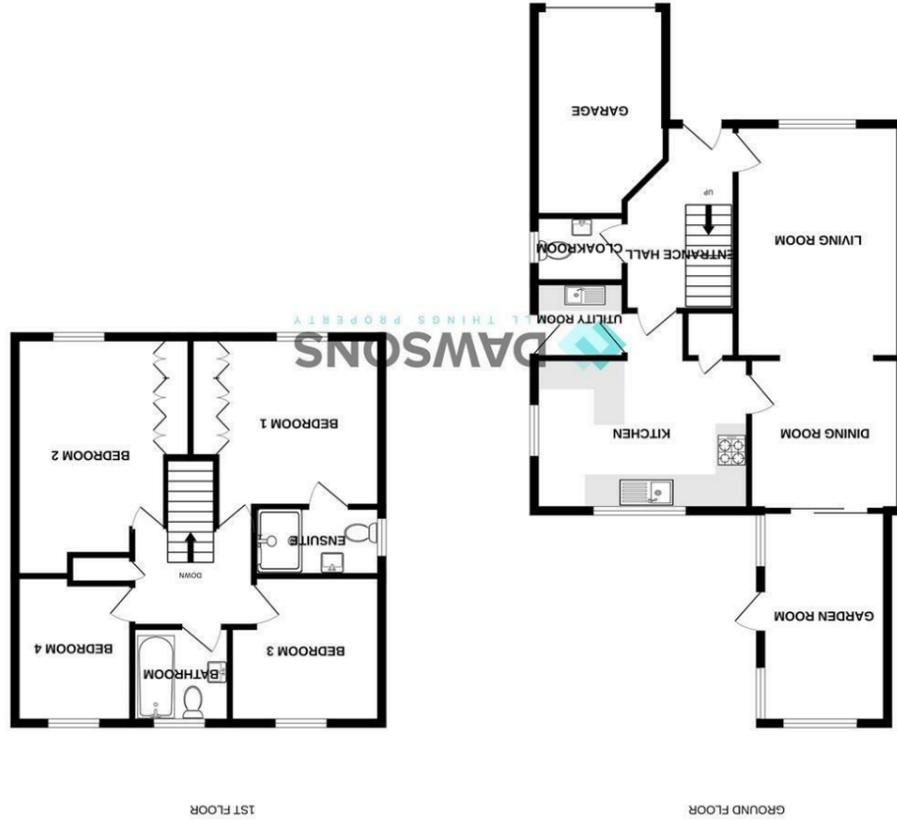
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Energy Efficiency Rating	Current Rating	Minimum Rating
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G

EPC



AREA MAP



FLOOR PLAN



15 Ffordd Dryden
 Killay, Swansea, SA2 7PA
 Offers Around £400,000



GENERAL INFORMATION

We are delighted to offer for sale this truly lovely four-bedroom detached family residence, ideally situated within the highly sought-after and peaceful cul-de-sac of Ffordd Dryden in Killay. Built by the reputable Redrow Homes, the property offers well-proportioned accommodation throughout, perfectly suited for modern family living.

The ground floor accommodation comprises a welcoming entrance hallway, cloakroom, a spacious lounge opening through to a dining room, and an impressive garden room which provides valuable additional reception space while enjoying views and access to the rear garden. The fitted kitchen/breakfast room features attractive granite worktops and is complemented by a useful utility room.

To the first floor, the landing leads to 4 bedrooms, with the principal bedroom benefitting from its own en-suite shower room in addition to the family bathroom. Bedrooms 1 and 2 are further enhanced by purpose-built wardrobes, providing excellent storage.

Additional benefits include uPVC double glazing and gas central heating.

Externally, the property offers a driveway providing off-road parking and leading to a single attached garage. To the rear is a pleasant, fully enclosed garden featuring a variety of charming seating areas, mature planting and attractive tiered sections, creating a wonderful space for relaxation and outdoor entertaining.

Ffordd Dryden in Killay is a highly desirable residential area, renowned for its peaceful surroundings and strong sense of community. The property is within walking distance of Hendrefoilan Primary School and Olchfa Comprehensive School, while nearby Killay Shopping Precinct offers a wide range of amenities including supermarkets, cafés and restaurants. For those who enjoy the outdoors, Dunvant Park and Clyne Valley Country Park are also close by, offering beautiful woodland walks and scenic cycling trails.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

FAMILY LOUNGE

15'1" x 10'7" (4.60m x 3.25m)

DINING ROOM

9'10" x 9'9" (3.01m x 2.99m)

GARDEN ROOM

13'8" x 8'2" (4.18m x 2.50m)

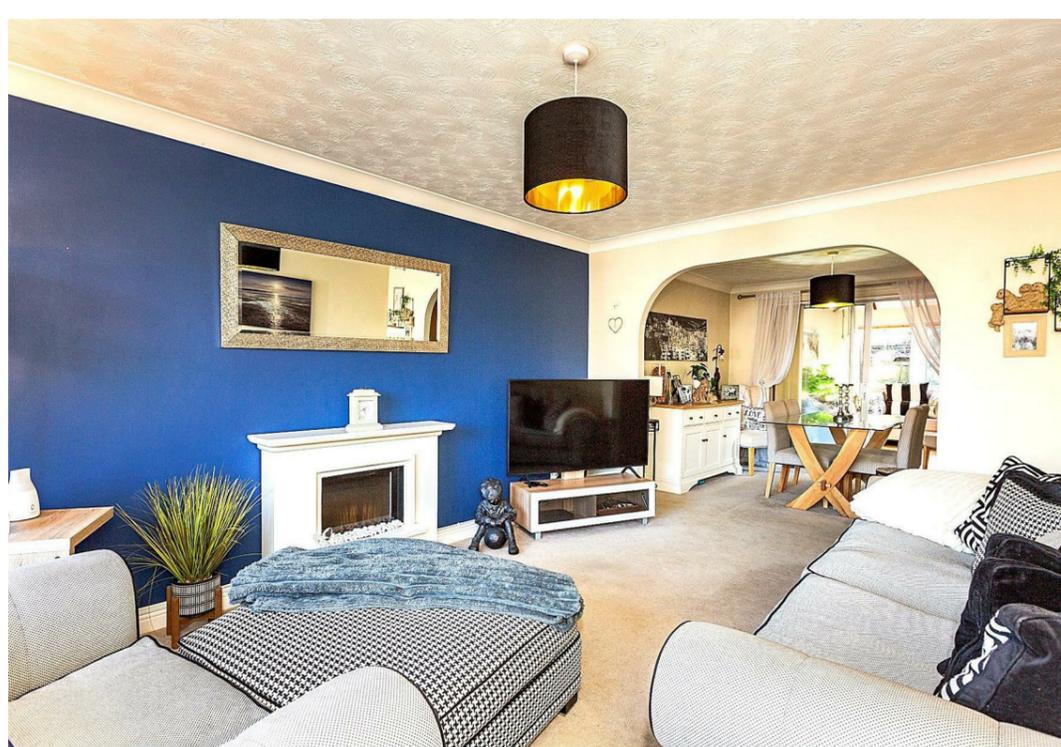
KITCHEN/BREAKFAST ROOM

13'10" x 12'11" (4.22m x 3.94m)

UTILITY ROOM

5'9" x 4'10" (1.77m x 1.49m)

FIRST FLOOR



LANDING

BEDROOM 1

12'4" x 10'7" (3.78m x 3.25m)

EN-SUITE SHOWER ROOM

BEDROOM 2

15'5" x 9'8" (4.71m x 2.97m)

BEDROOM 3

9'9" x 9'6" (2.99m x 2.90m)

BEDROOM 4

9'6" x 7'6" (2.90m x 2.30m)

FAMILY BATHROOM

9'6" x 7'6" (2.90m x 2.30m)

EXTERNAL

Front - open plan lawned garden and driveway leading to an attached single garage. Gated pedestrian access to the side leads through to the ...

Rear - Fully enclosed with patio, steps leading up to various sitting areas arranged of various levels and a variety of plants.

PARKING & GARAGE

Driveway and attached garage

TENURE

Freehold

EPC

To be confirmed

COUNCIL TAX

F

SERVICES

Mains gas, electric, water billed & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

