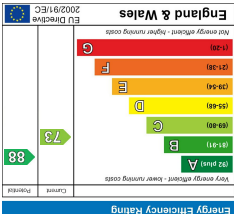


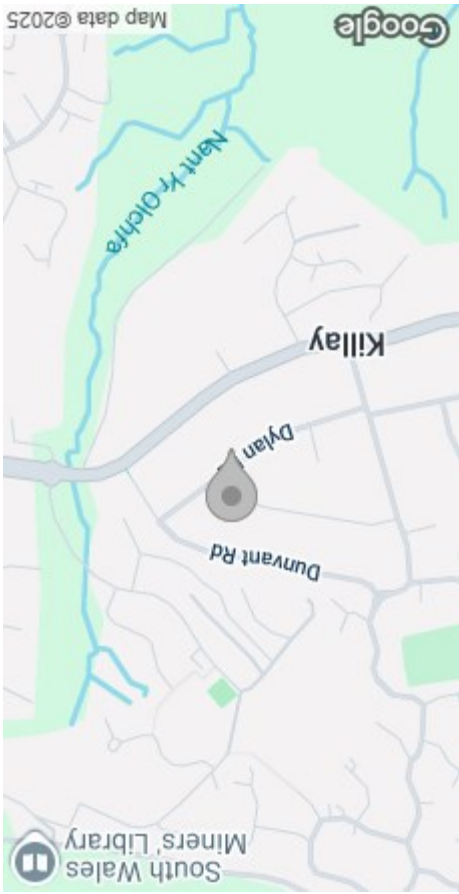
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 not been tested and no guarantee as to their operability or efficiency can be given.

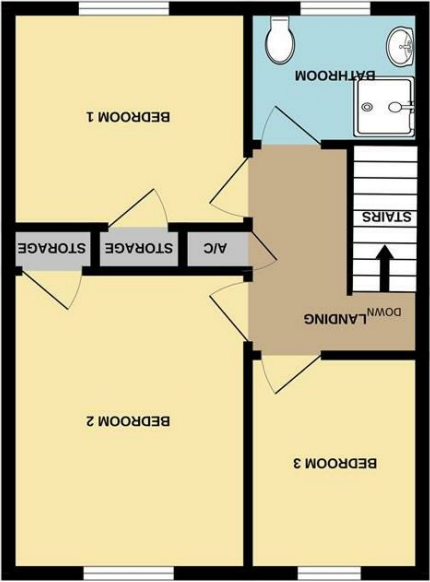
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AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



27 Dylan Road
Killay, Swansea, SA2 7BN
Asking Price £270,000

3 bedrooms, 1 bathroom, 1 living room, 1 kitchen, 1 garage

GENERAL INFORMATION

Dawsons are delighted to bring to market this beautifully presented semi-detached home, ideally located in the ever-popular area of Killay.

Set on Dylan Road—a prime location within walking distance of both the highly regarded Olchfa Comprehensive School and Hendrefoilan Primary. Killay Precinct is just a short stroll away, offering convenient access to a range of local amenities including bakeries, cafes, food stores, a dentist, doctors, chemist, and welcoming local pubs.

Nature lovers and outdoor enthusiasts will also appreciate the proximity to Clyne Valley, which offers scenic walks and cycle paths all the way to Blackpill and the seafront.

The home itself has been thoughtfully updated by the current owner in recent years and features a bright and modern layout. The ground floor comprises an inviting entrance hallway, a stylish L-shaped open-plan kitchen/diner/lounge with log burner as a charming focal point, and rear doors opening onto a sunny south-facing garden—ideal for relaxing or entertaining.

Upstairs, there are three bedrooms (two doubles and one single), along with a sleek and smartly fitted shower room. Additional benefits include uPVC double glazing and gas central heating.

Externally, a driveway leads to a garage, and an enclosed passageway between the house and garage offers useful storage space plus a WC—perfect for busy households.

This gem of a home ticks all the right boxes, and viewing is highly recommended.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN 'L' SHAPED LOUNGE/KITCHEN/DINER
24'11" max x 15'5" max (7.62 max x 4.72 max)

PASSAGEWAY

WC
Located off the passage way and adjacent to the garage.

FIRST FLOOR

LANDING

BEDROOM 1
9'10" x 12'11" (3.01 x 3.94)



BEDROOM 2
9'10" x 9'10" (3.02 x 3.02)

BEDROOM 3
6'9" x 9'4" (2.07 x 2.85)

SHOWER ROOM

EXTERNAL
FRONT - Off road parking leading to the garage.

REAR - South facing garden with an abundance of various shrubs, trees and plants.

PARKING
Driveway

GARAGE
Entry via electric 'roll up' door with access to the house through the side passageway.

TENURE
The property will be FREEHOLD on completion.

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C

COUNCIL TAX
D

SERVICES
Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via Virgin. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier O2. Please refer to Ofcom checker for further information.

ADDITIONAL INFORMATION
The vendor has put forward planning to demolish the existing garage and create a single storey extension to the side to include, utility room, wet room, additional bedroom and living area. Planning Application Number is 2225-1259-FUL

