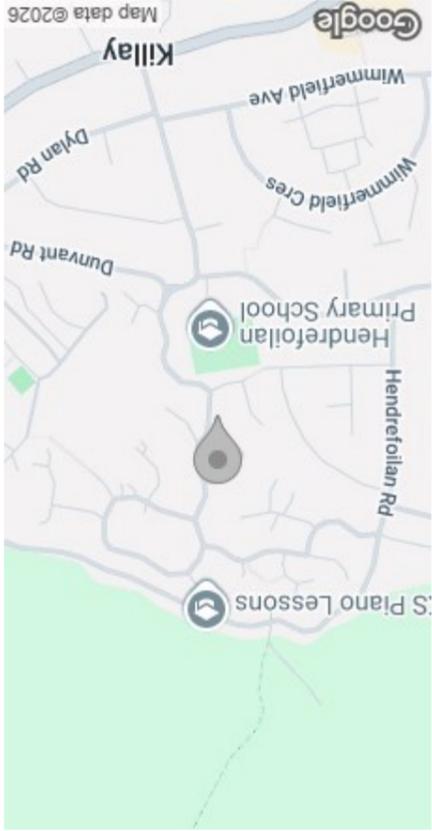


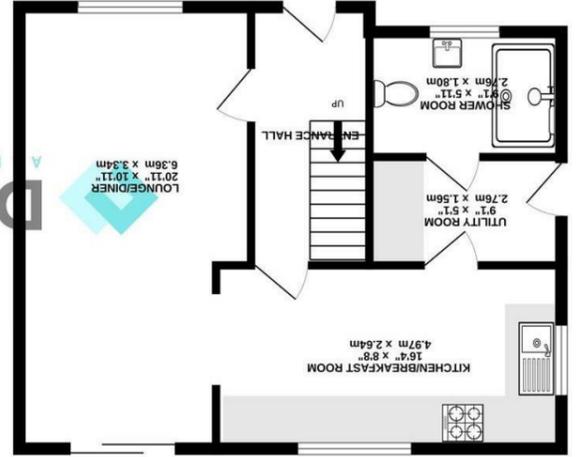
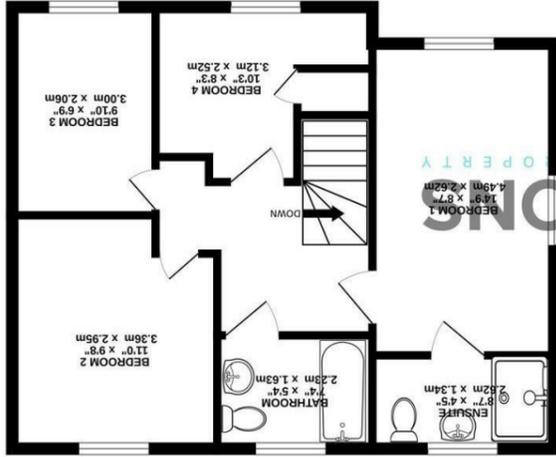
EPC



AREA MAP

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 other items and their positions and dimensions are taken for any error. 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 operation or efficiency can be given. Made with Metropix ©2026



FLOOR PLAN



27 Ffordd Taliesin
 Killay, Swansea, SA2 7DF
 Offers Around £400,000



GENERAL INFORMATION

Dawsons are delighted to present this truly superb detached family home, situated in the highly desirable residential area of Ffordd Taliesin in Killay. Originally constructed as a 3 bedroom detached property, the current owners have thoughtfully enhanced the home with a double-storey side extension, completed approximately 4 years ago, creating spacious and versatile accommodation that is immaculately presented throughout.

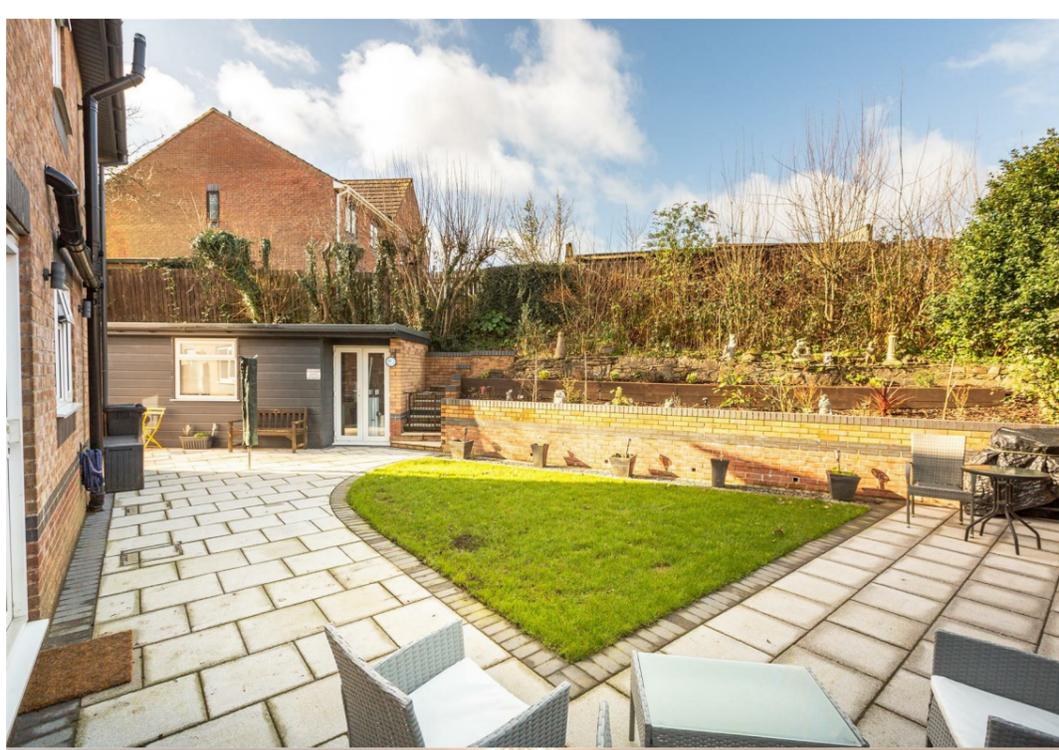
The ground floor accommodation comprises an entrance hallway, a bright and spacious lounge/dining room, and a contemporary 'Wren' fitted kitchen featuring a built-in gas hob and electric oven, installed at the time of the extension. Completing the ground floor is a useful utility room and a stylishly fitted shower room.

To the first floor, the landing leads to 4 bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Further benefits include gas central heating and double glazing.

Externally, the property continues to impress. To the front there is ample off-road parking with a driveway leading to a single garage. Gated side access leads to a beautifully landscaped and sizeable rear garden, providing a wonderful outdoor space for relaxation and entertaining. The garden features a patio seating area, well-stocked flower borders, a lawn and a fantastic "man cave" complete with power, lighting and electrics. The garden is fully enclosed and secure.

Situated in a highly sought-after location, 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 the nearby Killay Shopping Precinct offers an excellent range of amenities including supermarkets, cafés and restaurants. For those who enjoy the outdoors, Duntant Park and Clyne Valley Country Park are close by, offering beautiful woodland walks and scenic cycling trails.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINING ROOM

20'10" x 10'11" (6.36m x 3.34m)

KITCHEN/BREAKFAST ROOM

16'3" x 8'7" (4.97m x 2.64m)

UTILITY ROOM

9'0" x 5'1" (2.76m x 1.56m)

SHOWER ROOM

9'0" x 5'10" (2.76m x 1.80m)

FIRST FLOOR

LANDING

BEDROOM 1

14'8" x 8'7" (4.49m x 2.62m)



EN-SUITE SHOWER ROOM

BEDROOM 2

11'0" x 9'8" (3.36m x 2.95m)

BEDROOM 3

9'10" x 6'9" (3.00m x 2.06m)

BEDROOM 4

10'2" x 8'3" (3.12m x 2.52m)

BATHROOM

7'3" x 5'4" (2.23m x 1.63m)

EXTERNAL

PARKING & GARAGE

Ample parking, driveway to garage.

TENURE

FREEHOLD

COUNCIL TAX BANDING

E

EPC

C

SERVICES

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

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

ADDITIONAL INFORMATION

The vendor is related to a staff member of Dawsons.

