

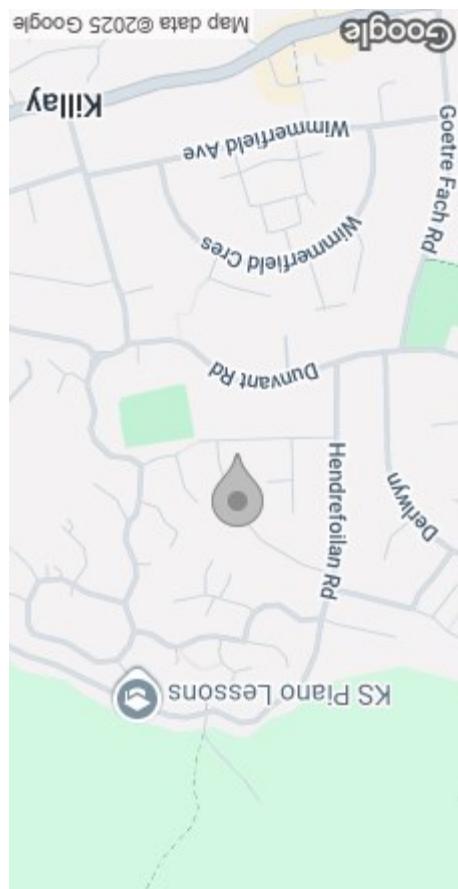


These particulars or representations of facts, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as or warranty in respect of the property.



Produced by Dawson's Property REFS: 126354
Floor plan produced in accordance with RICS Property Measurement 2nd Edition © dawsonsp 2025

EPC



AREA MAP



Bron Y Bryn, Killay, Swansea, SA2
Approximate Area = 1555 sq ft / 144.4 sq m (Excludes Garage)
For identification only - Not to scale

FLOOR PLAN



23 Bron Y Bryn
Killay, Swansea, SA2 7NP
Asking Price £380,000



GENERAL INFORMATION

Set in a highly sought-after location, just a hop, skip, and jump from the esteemed Hendrefoilan Primary School, this superb detached family home offers spacious and versatile living across two well-designed floors. Killay Precinct—with its range of everyday shopping conveniences—is just a short stroll away, and the open green spaces of Durnvant Park are also within easy reach.

The ground floor welcomes you with an entrance vestibule and flows into two spacious reception rooms, perfect for entertaining or relaxing with the family. A modern fitted kitchen opens into a rear dining room. A versatile fourth bedroom is also located on the ground floor, making an ideal guest suite, home office, or playroom, complete with a convenient cloakroom off.

Upstairs, you'll find three bedrooms and a family bathroom.

Outside, the home continues to impress with a well-maintained front garden laid to lawn, a patio seating area surrounded by mature shrubs, and a rear garden perfect for children, pets, or summer entertaining. A private driveway offers off-road parking and leads to a single garage.

With the added benefit of no onward chain, this is a fantastic opportunity to secure a family-friendly home in a prime location with a smooth and speedy purchasing process.



FULL DESCRIPTION

GROUND FLOOR



ENTRANCE VESTIBULE



LIVING ROOM

SITTING ROOM

KITCHEN

DINING ROOM

CLOAKROOM

BEDROOM 4/HOME OFFICE



FIRST FLOOR

LANDING

BEDROOM 1

BEDROOM 2



BATHROOM

BEDROOM 3

EXTERNAL

FRONT- Single garage, driveway, laid to lawn garden and patio area.
REAR- Laid to lawn and paved path.

PARKING

Driveway leading to a single garage

TENURE

Freehold

EPC

C

COUNCIL TAX

BAND F

SERVICES

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

There is currently broadband available at the property, 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.

