

Energy Efficiency Rating

EU Directive 2002/91/EC

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Google

Goethe Fach Rd

Wimmerfield Ave

Wimmerfield Cres

Dunvant Rd

Hendrefollian Rd

Delwyn

KS Piano Lessons

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Approximate Area = 1555 sq ft / 144.4 sq m (Excludes Garage)

For identification only - Not to scale

North Arrow

Ground Floor

First Floor

Garage

Ground Floor

First Floor

Garage

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 Duvant 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

FIIRST 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.

