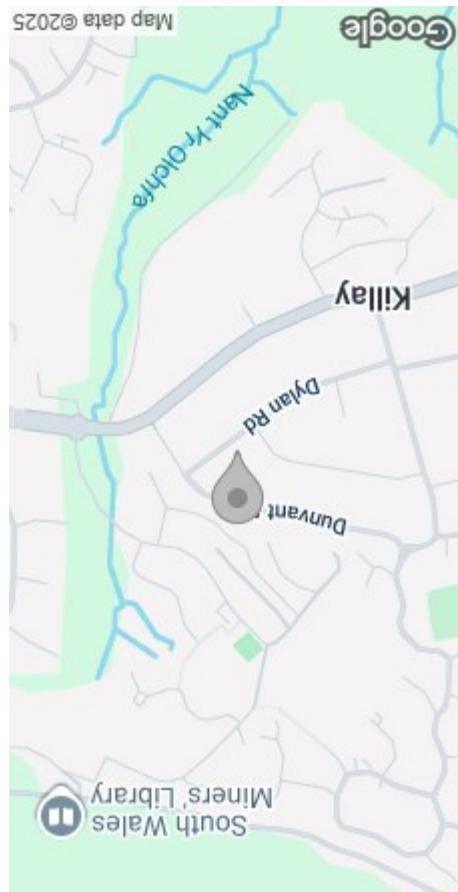


These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



## AREA MAP



ST FLOOR



## ROUND FLOOR

FLOOR PLAN



**16 Dylan Road**  
Killay, Swansea, SA2 7BN  
**Asking Price £425,000**



DAWSONS

## GENERAL INFORMATION

Located in the heart of Killay, this extended four-bedroom detached home is perfectly placed just a short, level stroll from the local shops, cafés, and amenities of Killay Precinct, as well as being within catchment for the highly regarded Olchfa Comprehensive and Hendrefoilan Primary Schools.

Offering generous and versatile accommodation over two floors, this well-presented home is ideal for growing families or those simply looking for a bit more space.

The accommodation comprises: L-shape side entrance hallway which widens to the rear creating an additional space for a study area if required and has access to the rear garden. Front facing solid oak fitted kitchen/breakfast room. Lounge. Good size separate dining room to the rear. Impressive wet room. Off the rear hallway there is access into an additional hall which leads to the utility room and Bedroom 1 with its own dedicated en-suite wet room.

Upstairs, you'll find three further double bedrooms along with a convenient cloakroom.

Outside, the property offers two driveways, an integrated garage, and a well-maintained front garden. There is also a EV charger. The enclosed rear garden is laid mainly to lawn with patio areas – ideal for summer BBQs, playtime, or simply relaxing in the fresh air.

This is a lovely, spacious home in a sought-after location – early viewing is strongly recommended to fully appreciate everything it has to offer.

## FULL DESCRIPTION

### GROUND FLOOR

#### L-SHAPE SIDE ENTRANCE HALLWAY

##### KITCHEN

10'9" x 10'9" (3.30m x 3.30m)

##### LOUNGE

17'4" x 10'9" (5.30m x 3.30m)

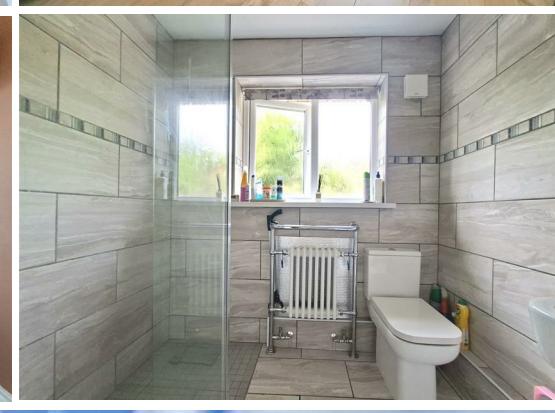
##### DINING ROOM

13'9" x 10'9" (4.20m x 3.30m)

##### WET ROOM

10'9" x 5'10" (3.30m x 1.80m)

#### REAR HALLWAY TO UTILITY ROOM



**BEDROOM 1**  
16'8" x 9'10" (5.10m x 3.00m)

**EN-SUITE WET ROOM**

**FIRST FLOOR**

**LANDING**

**WC**

**BEDROOM 2**  
15'1" x 12'9" (4.60m x 3.90m)

**BEDROOM 3**

20'4" max x 9'10" max (6.20m max x 3.00m max)

**BEDROOM 4**

11'5" x 9'10" (3.50m x 3.00m)

**EXTERNAL**

Front - Laid to lawn garden. EV charger

Rear - Patio and steps leading up to a good size lawn with patio sitting area and flower borders.

**PARKING**

Two driveways

**GARAGE**

With up and over door, electrics, power and access door to the rear garden

**TENURE**

FREEHOLD

**EPC**

D

**COUNCIL TAX**

F

**SERVICES**

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

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