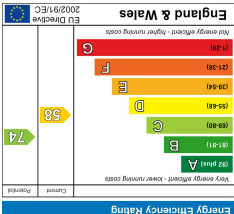
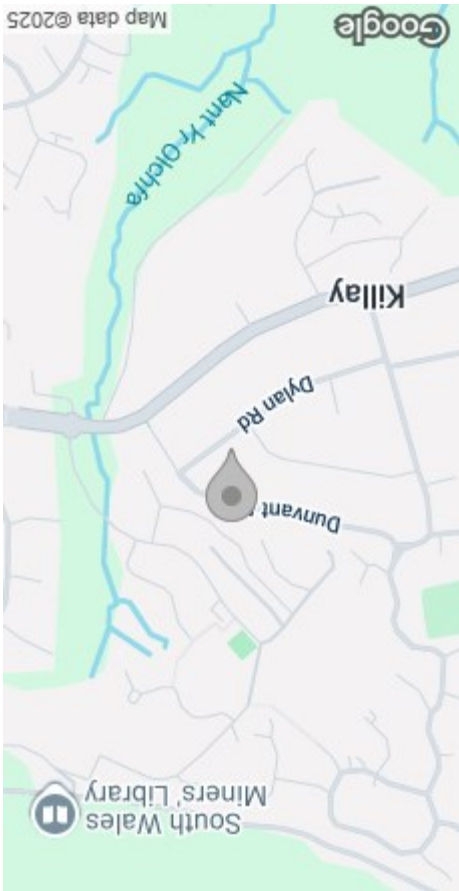


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EPC



AREA MAP



FLOOR PLAN



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



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

