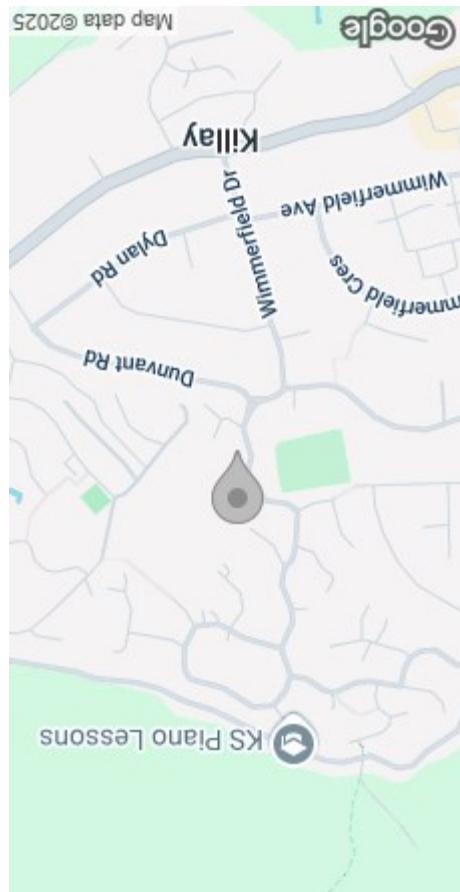


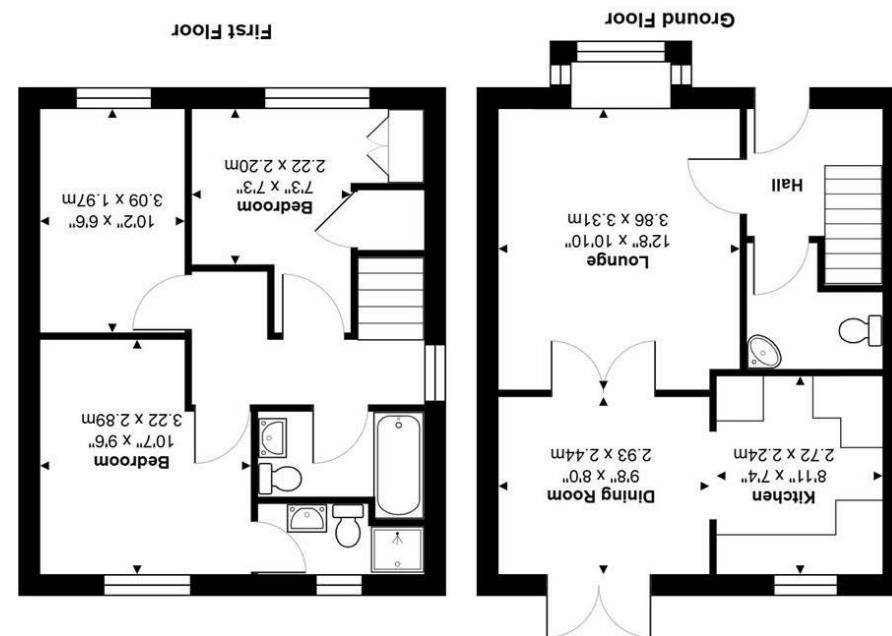
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

EPC



AREA MAP

© Seipac 2025
All measurements are approximate and for identification purposes only.
We have made every effort to ensure that measurements and details are accurate.
However, there are only approximate general guide and the property details
cannot be guaranteed for accuracy, as such, they should be checked before any contract or purchase.



Approximate Total Area: 721 ft² ... 67.0 m²

6, Ffordd Taliesin, Killay, SA2 7DF

FLOOR PLAN



6 Ffordd Taliesin
Killay, Swansea, SA2 7DF
Offers Around £230,000



GENERAL INFORMATION

Dawsons are pleased to market this detached family home, ideally situated within walking distance to the highly regarded Hendrefoilan Primary School. While the property does require updating, it offers an excellent opportunity to create your ideal home.

Set over two floors, the ground floor comprises, entrance hallway, a convenient cloakroom, front-facing lounge with double doors that open into a dining room with doors leading out onto the garden. An archway leads from the dining room into the kitchen.

The first-floor landing leads to three bedrooms, including a master bedroom with its own dedicated en-suite shower room. A separate family bathroom completes the upper floor accommodation.

Additional benefits include gas central heating and uPVC double-glazed windows.

Externally, the property boasts a driveway leading to a single garage, providing ample parking. The rear garden offers a private outdoor space ideal for relaxing or entertaining.

Situated in the sought-after Olchfa school catchment area and close to the amenities of Killay, including shops, bakeries, cafes, and pubs, this home enjoys a convenient and desirable location. Dunvant Park is also nearby, offering green spaces for outdoor enjoyment.

Offered with no upward chain, this property presents a fantastic opportunity for those looking to add their personal touch to a family home in a prime location.

Contact Dawsons today to arrange a viewing and explore the potential this property has to offer.

EPC - C
Council Tax Band - E
Tenure - Freehold



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR

LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3



BATHROOM

EXTERNAL

FRONT - Driveway leads to a single garage. Lawn and pedestrian gate leads to the rear of the property.

REAR - Fully enclosed garden which is laid mainly to lawn.

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.