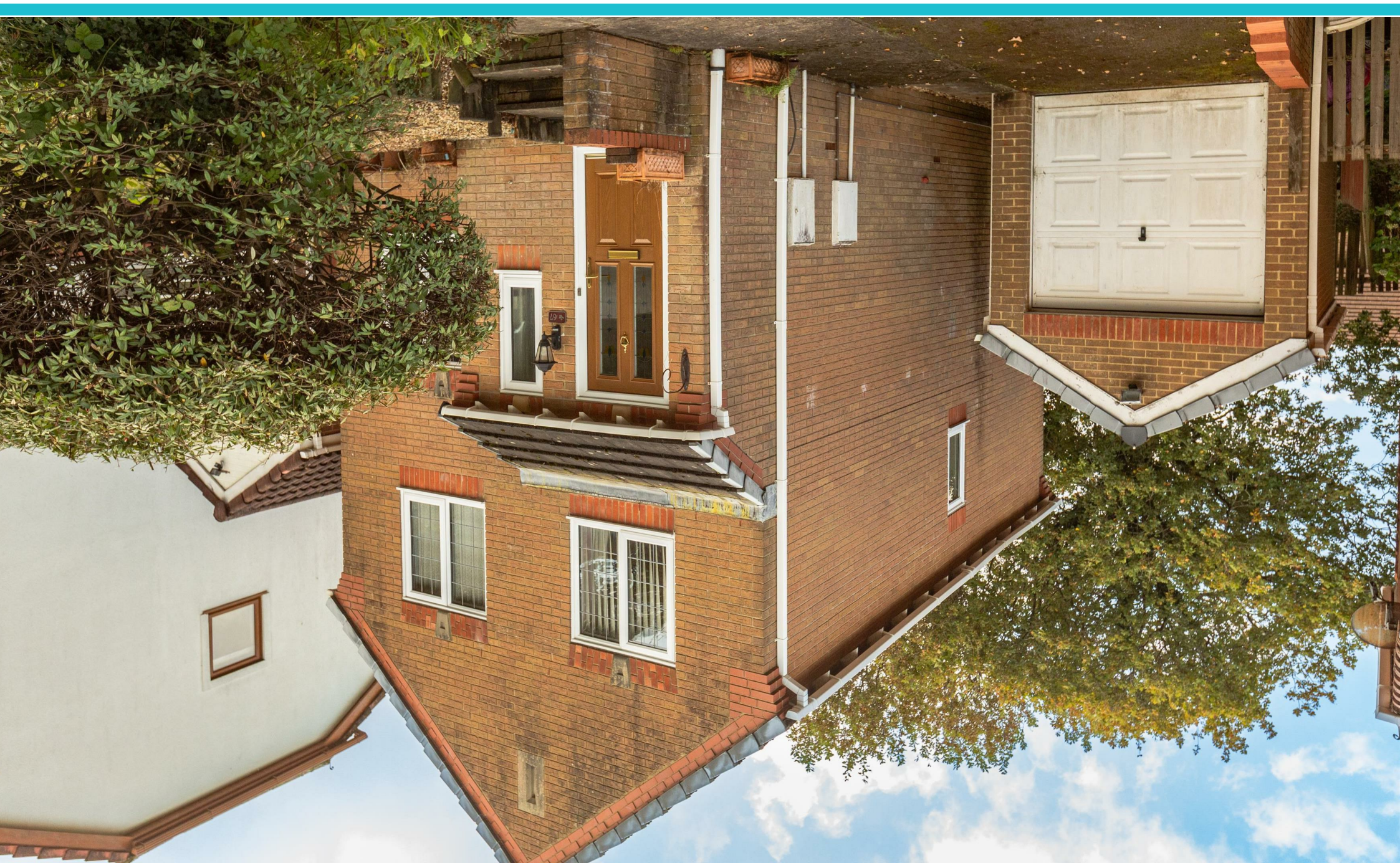
67 Ffordd Dryden

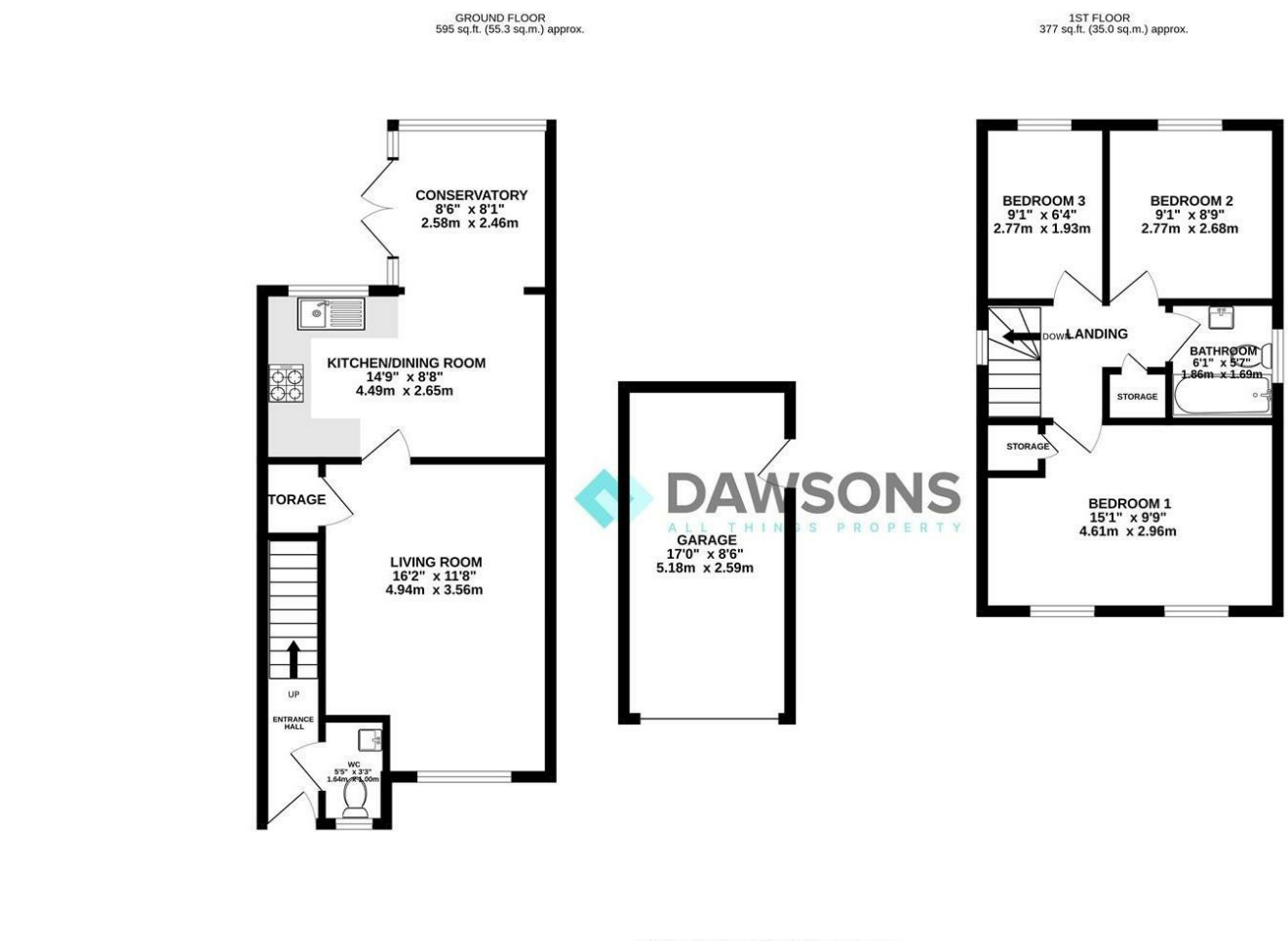
Killay, Swansea, SA2 7PD

Asking Price £300,000

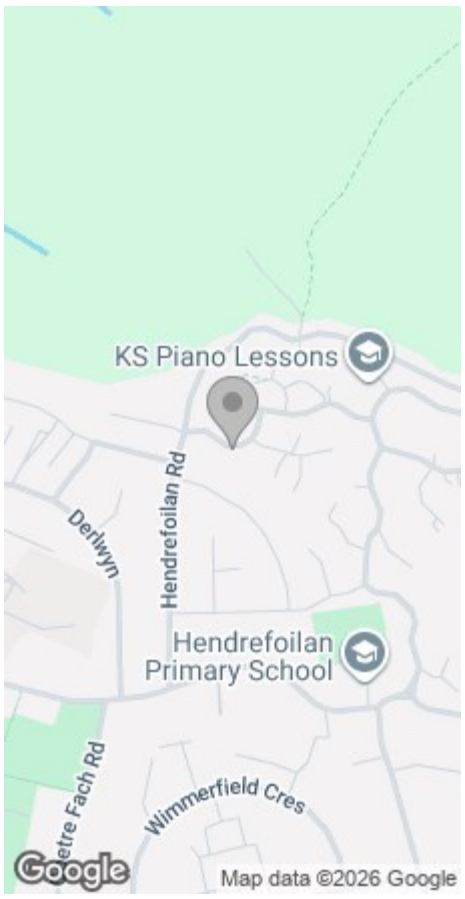
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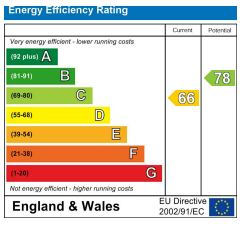
FLOOR PLAN



AREA MAP



EPC



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 or representations 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.

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GENERAL INFORMATION

CHAIN FREE! Set within a cul-de-sac on the highly desirable Ffordd Dryden development in Killay, this attractive three-bedroom detached home was built circa 1990s by Redrow Homes and offers well-presented accommodation, driveway parking and a detached single garage.

The ground-floor accommodation comprises a welcoming entrance hallway, convenient cloakroom and comfortable living room. To the rear is a modern fitted kitchen/dining room featuring a range of integrated appliances, which opens into a bright conservatory overlooking the garden and providing direct access outside.

To the first floor are three bedrooms and a family bathroom fitted with a bath and shower over.

Externally, the property benefits from driveway parking leading to a detached single garage. To the rear is an enclosed, easy-to-maintain garden, providing a pleasant space for outdoor dining and relaxation.

Ffordd Dryden is a peaceful and well-established residential development with a strong sense of community. The property is conveniently positioned within walking distance of Hendrefoilan Primary School and Olchfa Comprehensive School, while nearby Killay Shopping Precinct provides a wide selection of amenities, including supermarkets, cafés and restaurants.

For those who enjoy the outdoors, Dunvant Park and Clyne Valley Country Park are also within easy reach, offering beautiful woodland walks and scenic cycling routes.

Offered to the market with no onward chain, viewing is highly recommended to appreciate the accommodation, cul-de-sac setting and sought-after location this lovely home has to offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

DOWNSTAIRS W.C.
5'4" x 3'3" (1.64m x 1.00m)

LIVING ROOM
16'2" x 11'8" (4.94m x 3.56m)

KITCHEN/DINING ROOM
14'8" x 8'8" (4.49m x 2.65m)

CONSERVATORY
8'5" x 8'0" (2.58m x 2.46m)

FIRST FLOOR

LANDING

BEDROOM 1
15'1" x 9'8" (4.61m x 2.96m)

















BEDROOM 2
9'1" x 8'9" (2.77m x 2.68m)

BEDROOM 3
9'1" x 6'3" (2.77m x 1.93m)

BATHROOM
6'1" x 5'6" (1.86m x 1.69m)

EXTERNAL

GARAGE
16'11" x 8'5" (5.18m x 2.59)

DRIVEWAY

SERVICES

TENURE
FREEHOLD

COUNCIL TAX BANDING
E

EPC RATING
D

