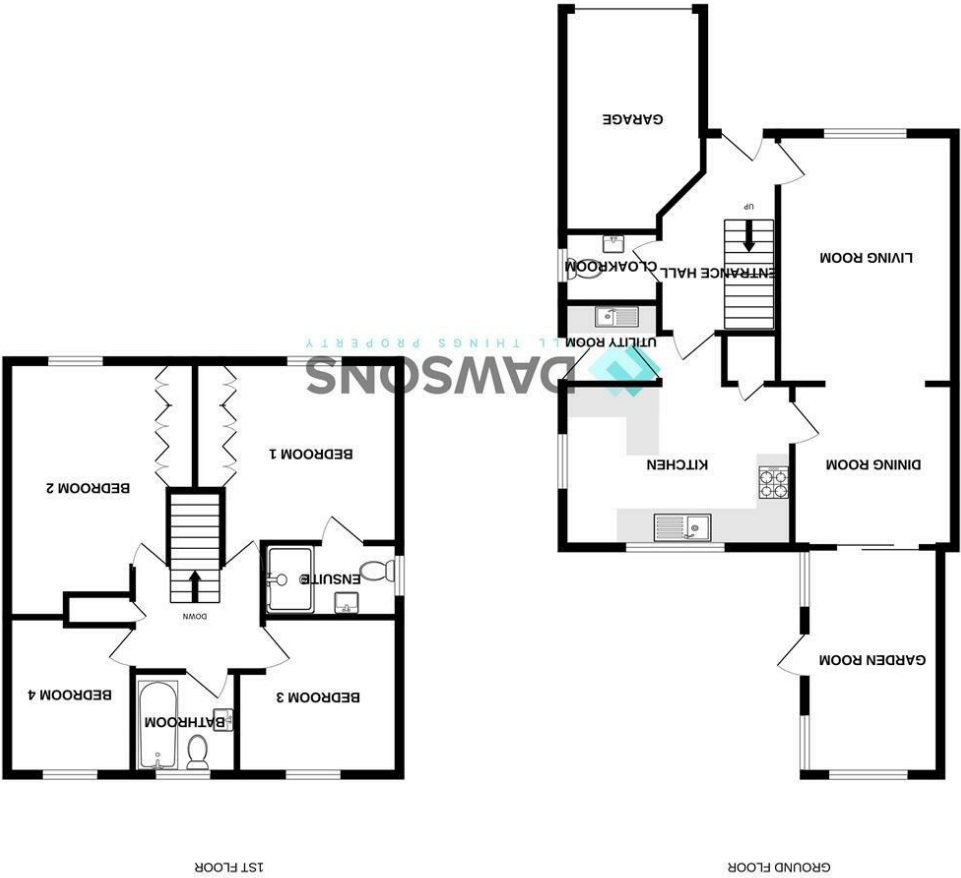
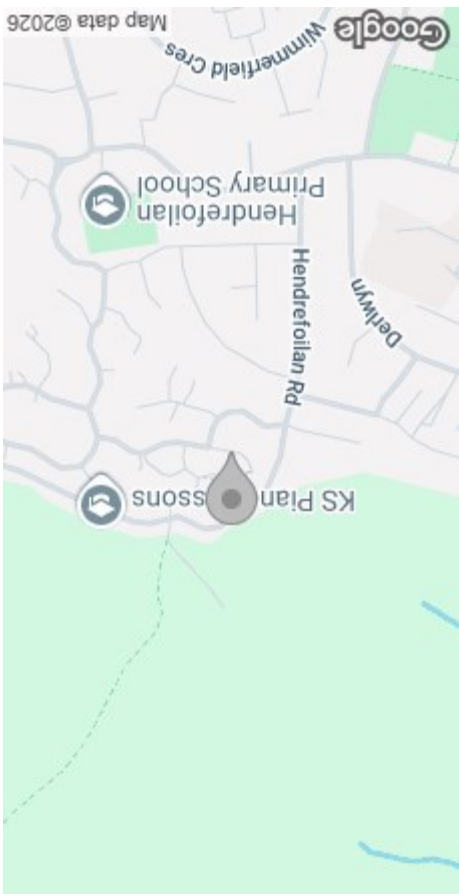


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, doors and any other items are approximate and responsibility is taken by any prospective purchaser. The service, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.

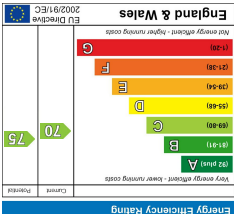


FLOOR PLAN



AREA MAP

EPC



15 Ffordd Dryden
Killay, Swansea, SA2 7PA
Asking Price £375,000



GENERAL INFORMATION

We are delighted to offer for sale this truly lovely four-bedroom detached family residence, ideally situated within the highly sought-after and peaceful cul-de-sac of Ffordd Dryden in Killay. Built by the reputable Redrow Homes, the property offers well-proportioned accommodation throughout, perfectly suited for modern family living.

The ground floor accommodation comprises a welcoming entrance hallway, cloakroom, a spacious lounge opening through to a dining room, and an impressive garden room which provides valuable additional reception space while enjoying views and access to the rear garden. The fitted kitchen/breakfast room features attractive granite worktops and is complemented by a useful utility room.

To the first floor, the landing leads to 4 bedrooms, with the principal bedroom benefitting from its own en-suite shower room in addition to the family bathroom. Bedrooms 1 and 2 are further enhanced by purpose-built wardrobes, providing excellent storage.

Additional benefits include uPVC double glazing and gas central heating.

Externally, the property offers a driveway providing off-road parking and leading to a single attached garage. To the rear is a pleasant, fully enclosed garden featuring a variety of charming seating areas, mature planting and attractive tiered sections, creating a wonderful space for relaxation and outdoor entertaining.

Ffordd Dryden in Killay is a highly desirable residential area, renowned for its peaceful surroundings and strong sense of community. The property is within walking distance of Hendrefoilan Primary School and Olchfa Comprehensive School, while nearby Killay Shopping Precinct offers a wide range of amenities including supermarkets, cafés and restaurants. For those who enjoy the outdoors, Dunvant Park and Clyne Valley Country Park are also close by, offering beautiful woodland walks and scenic cycling trails.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

FAMILY LOUNGE
15'1" x 10'7" (4.60m x 3.25m)

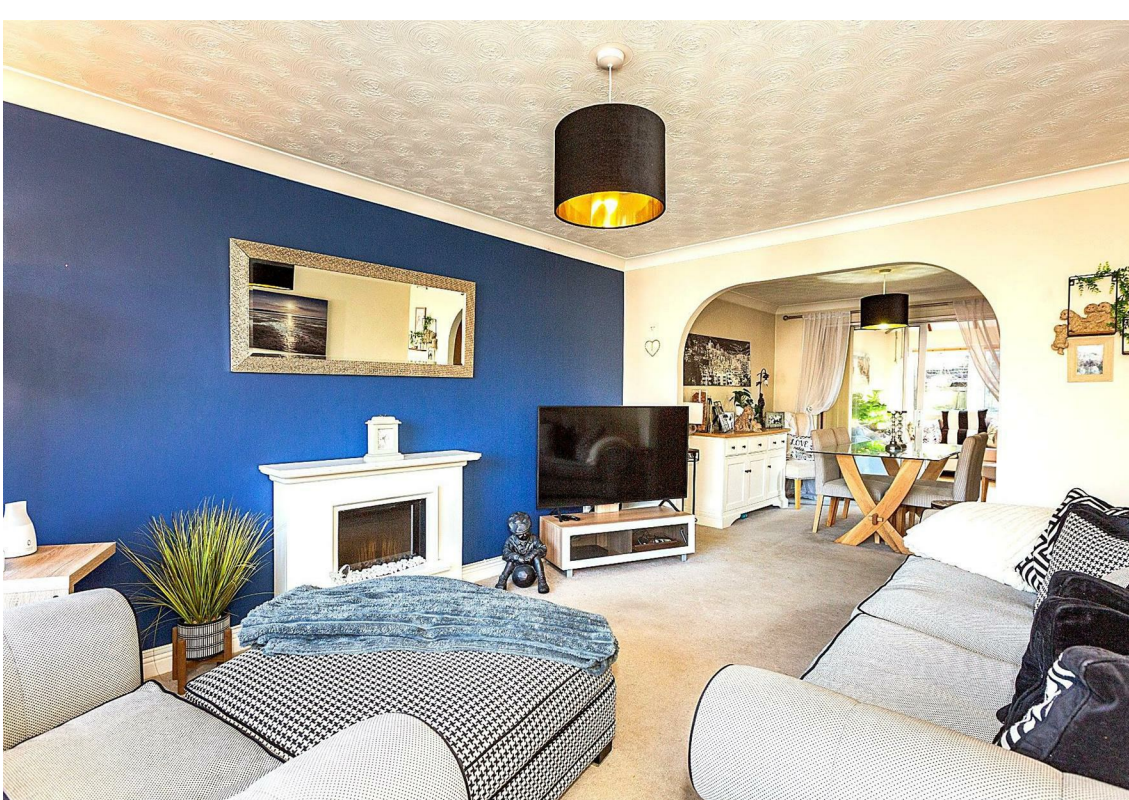
DINING ROOM
9'10" x 9'9" (3.01m x 2.99m)

GARDEN ROOM
13'8" x 8'2" (4.18m x 2.50m)

KITCHEN/BREAKFAST ROOM
13'10" x 12'11" (4.22m x 3.94m)

UTILITY ROOM
5'9" x 4'10" (1.77m x 1.49m)

FIRST FLOOR



LANDING

BEDROOM 1
12'4" x 10'7" (3.78m x 3.25m)

EN-SUITE SHOWER ROOM

BEDROOM 2
15'5" x 9'8" (4.71m x 2.97m)

BEDROOM 3
9'9" x 9'6" (2.99m x 2.90m)

BEDROOM 4
9'6" x 7'6" (2.90m x 2.30m)

FAMILY BATHROOM
9'6" x 7'6" (2.90m x 2.30m)

EXTERNAL

Front - open plan lawned garden and driveway leading to an attached single garage. Gated pedestrian access to the side leads through to the ...

Rear - Fully enclosed with patio, steps leading up to various sitting areas arranged of various levels and a variety of plants.

PARKING & GARAGE

Driveway and attached garage

TENURE

Freehold

EPC

C

COUNCIL TAX

F

SERVICES

Mains gas, electric, water billed & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

