7 Dylan Road

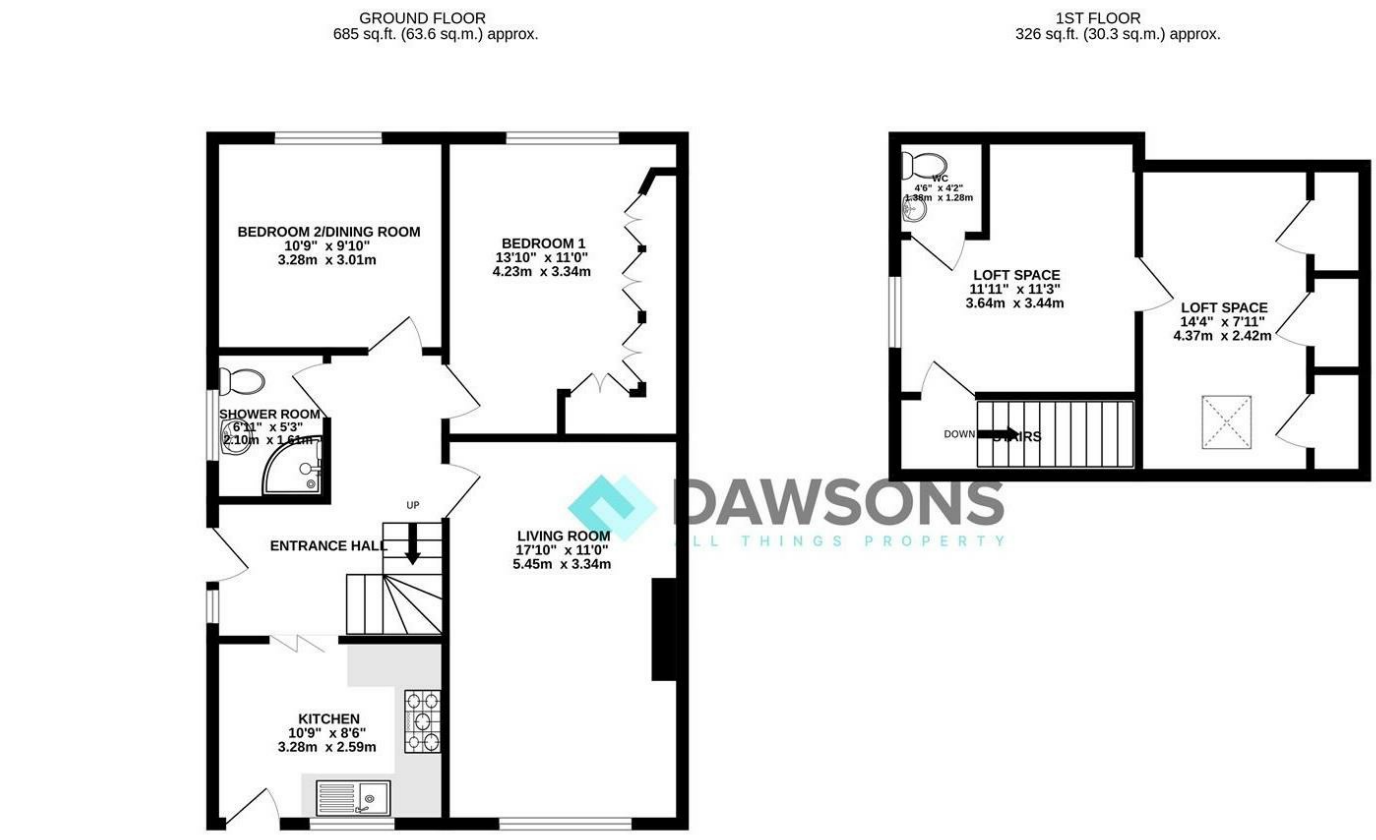
Killay, Swansea, SA2 7BN

Offers Around £295,000

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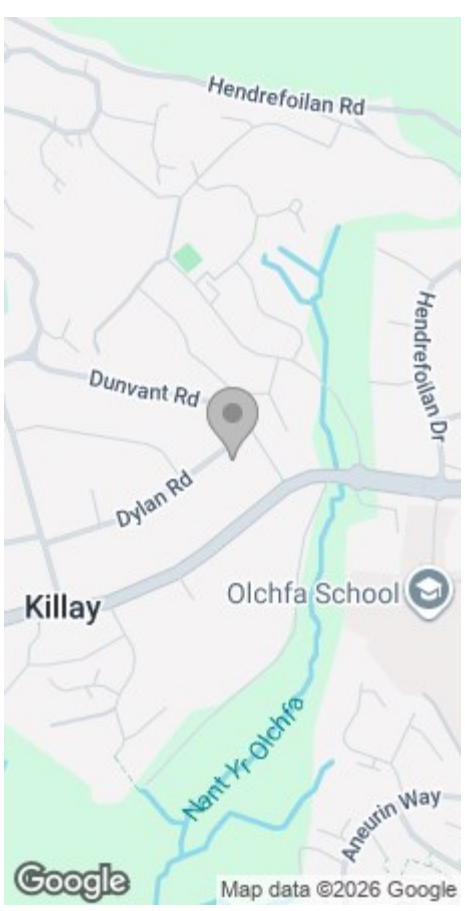
FLOOR PLAN



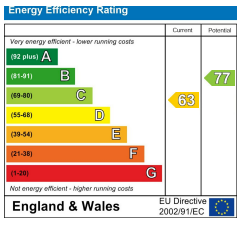
TOTAL FLOOR AREA : 1010 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

Situated in Dylan Road, Killay, this attractive 2 bedroom semi-detached bungalow enjoys a highly sought-after location on the level, making it ideal for those seeking convenience and an excellent lifestyle. Killay Precinct is just a 10-minute walk away, offering an excellent range of amenities including cafés, bakeries, a chemist, dentist, pubs and convenience stores. The property also falls within the desirable Hendrefoilan Primary and Olchfa School catchment areas, while the beautiful Clyne Valley is within easy walking distance, providing scenic walks through to Blackpill and Swansea's picturesque seafront.

The well-presented accommodation briefly comprises a welcoming side entrance hallway leading to a fitted kitchen complete with an extensive range of integrated appliances, including a Neff five-ring gas hob, oven, grill and extractor hood, together with an integrated 'Hotpoint' dishwasher, fridge and separate freezer. To the rear of the property, the spacious living room enjoys views over the garden and features an attractive electric fire.

The ground floor offers two versatile bedrooms, with the principal bedroom benefiting from fitted wardrobes. Bedroom two provides excellent flexibility and could equally be used as a formal dining room if preferred. Completing the ground floor is a stylishly appointed shower room.

Loft space which is accessed via a staircase from the hallway and provides 2 loft rooms together with a WC. Building regulations approval for the loft conversion has not been located

Externally, the property continues to impress with a substantial brick-set driveway providing ample off-road parking and leading to a single garage with power and lighting. The front garden is attractively planted with a variety of established shrubs, while the fully enclosed south-facing rear garden is a particular feature, enjoying sunshine throughout the day.



FULL DESCRIPTION

GROUND FLOOR



SIDE ENTRANCE HALLWAY



KITCHEN
10'9" x 8'5" (3.28m x 2.59m)



LIVING ROOM
17'10" x 10'11" (5.45m x 3.34m)



SHOWER ROOM
6'11 x 5'3 (2.11m x 1.60m)



BEDROOM 1
13'10" x 10'11" (4.23m x 3.34m)



BEDROOM 2/DINING ROOM
10'9" x 9'10" (3.28m x 3.01m)

LOFT SPACE
Via staircase from the hallway

LOFT SPACE
11'11" x 11'3" (3.64m x 3.44m)

LOFT SPACE
14'4" x 7'11" (4.37m x 2.42m)

EXTERNAL

TENURE
Freehold

COUNCIL TAX BANDING
D

EPC RATING

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





