



39 Dillwyn Road
Sketty | Swansea | West Glamorgan | SA2 9AH

39 Dillwyn Road is an exceptional four-bedroom semi-detached family home beautifully arranged over three floors and finished to an impressive standard. Offering spacious and versatile accommodation, this property creates the perfect environment for modern family living. Boasting an open-plan kitchen, breakfast and family room, generous principal suite, versatile lower ground floor lounge, low-maintenance garden and off-road parking, the home is perfectly positioned close to Singleton Park, excellent schools, local amenities and Swansea's beautiful coastline.

Sketty offers an excellent blend of convenience, green open spaces and a strong sense of community. With the beautiful Singleton Park just a short distance away, along with an excellent selection of local shops, cafés, schools and everyday amenities, the area continues to attract families and professionals alike. Its proximity to Swansea city centre, the stunning Gower coastline and Swansea Bay makes Sketty a fantastic place to call home, combining suburban living with easy access to some of South Wales' most desirable attractions.

Let's now take a look in more detail...

Approach

After travelling through the area of Sketty, you arrive at No. 39, a beautifully presented semi-detached home. To the front, the property benefits from off-road parking, whilst an additional parking space can be found to the rear, providing practical and convenient parking options for homeowners and visitors.

Step Inside...

Entrance

You are welcomed into an inviting entrance, beautifully laid with herringbone LVT flooring and naturally lit by a window to the front. Offering ample space for the storage of coats and shoes, this entrance creates an excellent first impression before leading you through to the heart of the home, the impressive open-plan kitchen/breakfast/family room.

Open-Plan Kitchen/Breakfast/Family Room

Undoubtedly the heart of the home, this exceptional open-plan space is beautifully finished with herringbone LVT flooring, an oak feature ceiling beam and a combination of spot, centre and feature lighting. Triple aspect windows allow natural light, creating a welcoming atmosphere. The kitchen is fitted with a comprehensive range of tall and base units topped with quartz worktops and incorporates an excellent range of integrated appliances including a Bosch oven and grill, additional Bosch oven, NEFF hob, elevated NEFF extractor fan, Hotpoint dishwasher, a single sunken sink, and hidden power points. There is space for an American-style fridge/freezer and a breakfast bar providing seating for up to four stools. The room flows into a spacious family area, featuring a bespoke drinks cabinet and ample space for a substantial lounge suite positioned in front of the feature fireplace with oak mantle and large bay window, creating the perfect setting for both everyday family living and entertaining.

Dining Room

A step down from the kitchen area leads you into the dining room, a versatile space laid with matching herringbone LVT flooring. A large frosted side window allows natural light to enter whilst maintaining privacy. From here, a doorway leads to a useful landing area providing access to the stairway descending to the lower ground floor, together with a generous storage cupboard.







Lower Ground Floor

Lounge

Descending the staircase, complete with a feature window overlooking the room below, you arrive in the impressive lounge. This beautifully bright space enjoys an abundance of natural light from an array of windows overlooking the garden, together with double patio doors and an additional side door which connect the indoor and outdoor spaces. The room is finished with tiled flooring and benefits from vaulted ceilings with a ceiling fan. Fitted shelving, a feature radiator and versatile proportions make this a fantastic room for relaxing, entertaining or spending time with family and friends.

Inner Hallway

Steps lead up from the lounge to an inner hallway laid with tiled flooring. From here, doors provide access to the principal bedroom suite, a convenient cloakroom and a practical laundry cupboard, offering discreet space for both a washing machine and tumble dryer.

Cloakroom

The cloakroom is fitted with a WC, hand wash basin, tiled flooring, partially tiled walls, and an extractor fan.

Principal Bedroom & En-Suite

Ascending five steps, you arrive at the generous principal bedroom, an impressive space positioned to the rear of the property. The bedroom features a double door Juliet balcony, laminate flooring, central and wall lighting, a feature radiator and two substantial walk-in wardrobes, both benefiting from fitted lighting. The private en-suite is stylishly appointed with a WC, wash hand basin, walk-in shower, feature radiator, spotlighting, extractor fan, tiled flooring and partially tiled walls.

First Floor

Landing

Ascending the carpeted staircase from the family area, you arrive at the first-floor landing. A side window allows natural light, whilst doors provide access to three bedrooms and the family bathroom.

Bedroom Two

A generous double bedroom positioned to the rear of the property, enjoying a window with a frosted lower section and clear upper section allowing light. The room benefits from LVT flooring, a decorative picture rail, feature fireplace and a useful storage cupboard.

Bedroom Three

Situated to the front of the property, this spacious double bedroom enjoying natural light from two front-facing windows. The room is finished with carpeting and further benefits from a charming feature fireplace.

Bedroom Four

Positioned to the front of the property, this well-proportioned single bedroom offers a window to the front aspect, LVT flooring and an attractive picture rail.

Family Bathroom

The beautifully presented family bathroom has been thoughtfully designed and finished to a high standard. Comprising a WC, wash hand basin with storage beneath, feature bath with floor-mounted tap and handheld shower attachment, and a large walk-in shower, the room also benefits from a heated towel rail, full tiling, spotlighting, extractor fan and dual aspect frosted windows.





Step Outside...

To the rear, the property enjoys a fully enclosed and low-maintenance garden designed for both relaxation and entertaining. A combination of AstroTurf, brick-paved patio and decking areas provide a variety of seating spaces, all bordered by raised planting beds, areas for potted plants and fencing. Gated pedestrian side access leads conveniently to the front of the property, whilst rear access opens onto a lane where an additional parking space can be found.

Local Area

Sketty has long been regarded as one of Swansea's most sought-after residential areas, popular with families, professionals and retirees alike. Renowned for its attractive tree-lined streets, welcoming community feel and excellent range of local amenities, the area offers a superb lifestyle with everything needed for day-to-day living close at hand, including shops, supermarkets, cafés, restaurants and traditional pubs, while nearby Uplands provides a vibrant social scene with an even wider choice of dining and entertainment options.

The area is particularly well served by highly regarded primary and secondary schools, making it ideal for families, with Swansea University's Singleton Campus also close by. Residents benefit from outstanding outdoor spaces including Singleton Park and Swansea Bay Promenade, offering extensive green space, coastal walks and leisure opportunities, while excellent transport links connect Sketty easily to Swansea City Centre, the M4 corridor and destinations further afield such as Mumbles and the Gower Peninsula, renowned for its stunning beaches and scenery.



Additional Property Information

Freehold

Tax Band - E

Gas/Electric

Mains Water - Billed

Mains Drainage

EV Charging Point

Ultrafast Broadband Available

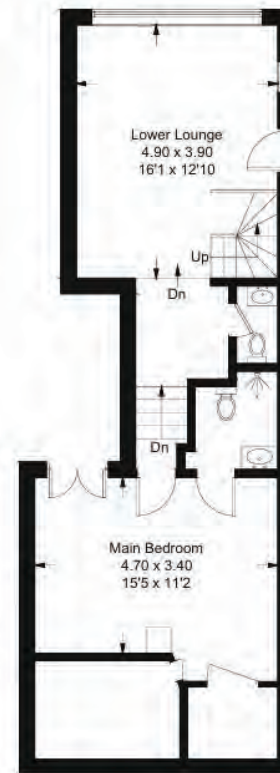
For mobile coverage please visit <https://checker.ofcom.org.uk>

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR

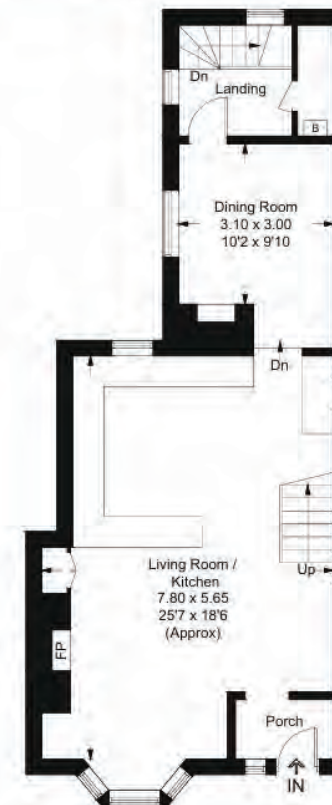


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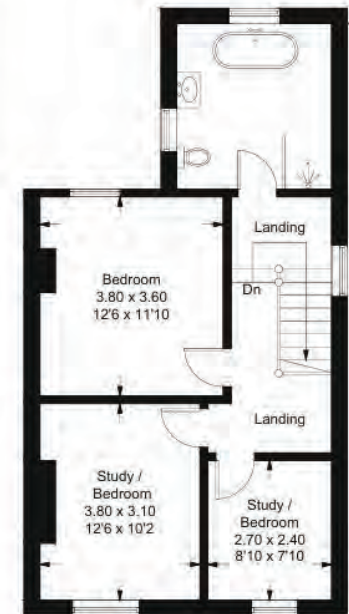
Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Fine & Country Swansea
77 Newton Road, Mumbles, Swansea, SA3 4BN
01792 367301 | swansea@fineandcountry.com

