



70 Ffordd Dryden, Killay, Swansea, SA2 7PD

Asking Price £375,000

A beautifully presented and spacious four bedroom detached family located at the head of a cul-de-sac on a corner plot with the added benefit of a detached double garage that is currently separated into a garage and a gym. The location is close to Killay precinct and is within walking distance of highly regarded primary and comprehensive schools.

The accommodation comprises to the ground floor; hall, cloakroom, study/sitting room, lounge with wood burner stove, kitchen/dining room and conservatory. To the first floor are four bedrooms (en-suite to the master) and family bathroom.

Externally there is ample parking and the rear garden with lawn, raised decked and patio areas. EPC Rating - C.

The Accommodation Comprises

Ground Floor

Entrance

Via front door with glazed panel to hallway.

Hall



Staircase to the first floor, laminate flooring, coved ceiling, radiator.

Cloakroom



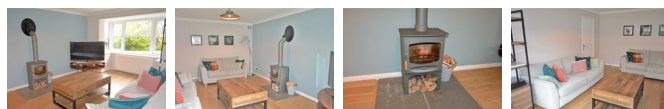
A two piece suite comprising; low level w/c, and wash hand basin. Frosted double glazed window to the side, laminate flooring, radiator.

Sitting Room / Study. 8'5" x 15'8" (2.56 x 4.78)



Vaulted beamed ceiling with skylight, double glazed windows to the front and side, laminate flooring, radiator.

Lounge 15'5" x 11'7" (4.71 x 3.52)



Double glazed box window to the front, wood burner stove, laminate flooring, radiator.

Kitchen/ Dining Room 10'9" x 24'3" (3.28 x 7.39)



A modern kitchen fitted with a range of white gloss wall and base units with wooden worktops, breakfast bar, inset one and half bowl stainless steel sink with drainer and mixer tap, plumbed for washing machine. Integrated microwave, electric double oven and five burner gas hob with stainless steel splashback and chimney style extractor hood. Double glazed window to the rear, French doors to the conservatory, tiled flooring, radiator.

Conservatory 14'6" x 7'6" (4.43 x 2.29)



Double glazed windows to the side and rear, French doors to the rear, laminate flooring.

First Floor

Landing

Double glazed window to the side, airing cupboard housing Vaillant gas combination boiler, loft access, coved ceiling, radiator.

Bedroom 1 13'11" x 11'1" (4.24 x 3.38)



Double glazed window to the front, fitted wardrobes with mirrored sliding doors, laminate flooring, radiator.

En Suite

A three piece suite comprising; shower cubicle, low level w/c and wash hand basin. Frosted double glazed

window to the front, part tiled walls, tiled flooring, radiator.

Bedroom 2 11'5" x 8'11" (3.48 x 2.71)



Double glazed window to the rear, laminate flooring, radiator.

Bedroom 3 8'7" x 9'8" (2.61 x 2.95)



Double glazed window to the front, laminate flooring, radiator.

Bedroom 4 7'9" x 8'5" (2.35 x 2.56)



Double glazed window to the rear, laminate flooring, radiator.

Bathroom 6'4" x 7'9" (1.92 x 2.35)



A contemporary three piece suite comprising; deep panelled bath with shower over and glass screen, low level w/c and wash hand basin. Frosted double glazed window to the rear, ceiling spotlights, tiled walls and flooring.

External

Front.

Parking for several vehicles, lawn.

Rear Garden



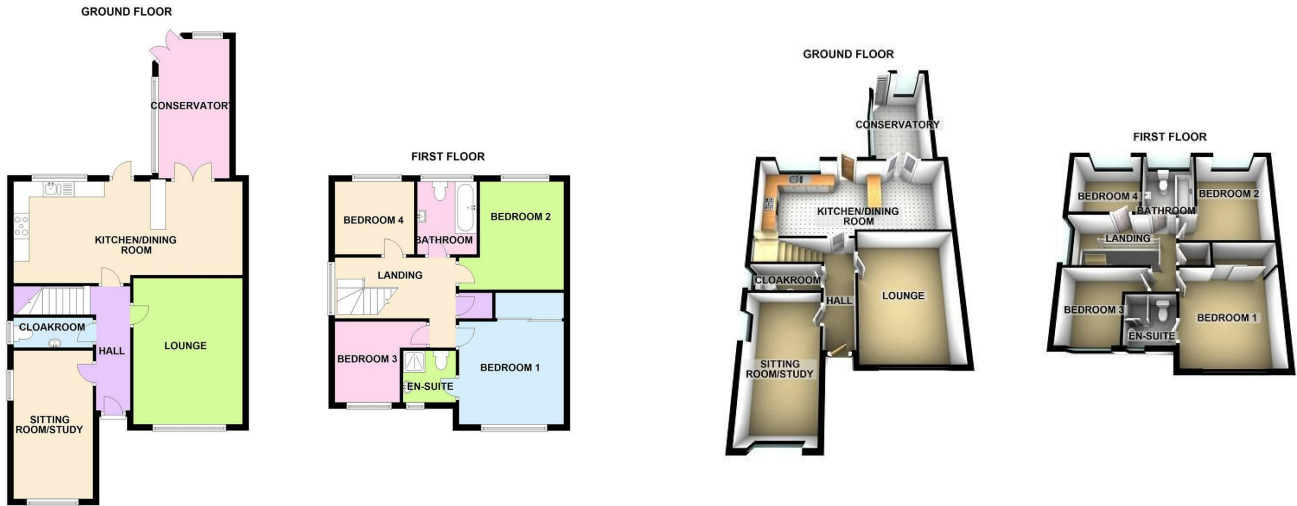
Lawned, raised decking area, patio.

Garage



Double garage currently split into a single garage and gym, large attic providing storage, electric roller door, two double glazed windows and door to the side.

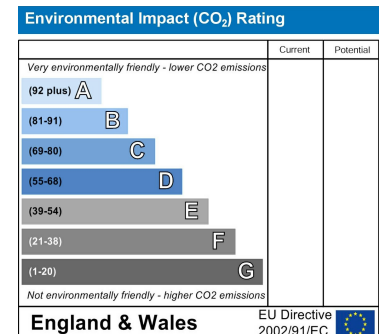
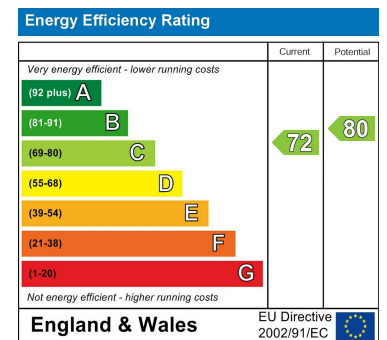
Floor Plan



Area Map



Energy Efficiency Graph



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