

36 Bron Y Bryn, Killay,  
Swansea, SA2 7NP



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## 36 Bron Y Bryn, Killay, Swansea, SA2 7NP

£690,000



In the sought-after area of Bron Y Bryn, Killay, Swansea, this impressive detached house offers a splendid opportunity for families in search of a spacious and adaptable home. Spanning an expansive 3,208 square feet, the property is ideally located within the esteemed Hendrefoilan Primary Olchfa Secondary school catchment area, making it particularly appealing for those with children. Upon entering, one is welcomed by a generous entrance hall that sets the tone for the rest of the home. The ground floor features an array of reception rooms, including a spacious lounge/dining room, separate dining room/conservatory and a study, providing ample space for relaxation and entertainment. The well-appointed kitchen/breakfast room, complemented by a utility room, ensures that daily living is both convenient and enjoyable. Additionally, a converted garage offers excellent flexibility, serving as a games room or secondary living area. Ascending to the first floor, you will find five well-proportioned bedrooms, comprising four doubles and one single, catering perfectly to the needs of a growing family. A family bathroom and a separate WC complete this level, ensuring practicality for everyday use. Outside, the property is set on a large plot with established mature gardens, providing a tranquil outdoor space for children to play. There is a mature front garden featuring a driveway and side access to the rear, enhancing the overall appeal of this family home. The generously sized rear garden is a standout feature, boasting a spacious patio area that is easily accessible from both the kitchen and conservatory, making it ideal for outdoor dining and entertaining. Steps lead down to a lawned garden bordered by mature shrubs, with a gated section that opens into an additional garden area. With rear lane access providing ample off-road parking, along with the added benefit of a garage and carport.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front, single glazed window to front, two electric storage heaters, staircase leading to the first floor.

#### Shower Room

Three piece suite comprising tiled shower cubicle, wash hand basin and WC. Tiled walls and flooring, radiator, frosted single glazed window to side.

#### Study

7'11" x 10'11"

Single glazed window to front, radiator.

#### Lounge/Dining Room

30'3" x 16'6"

The spacious lounge/dining room, features a double glazed window to the rear and a single glazed window to the front, allowing for plenty of natural light throughout. Radiator, characterful stone-built fireplace serves as a focal point, complemented by attractive wood block flooring. An understairs storage area has a bar, complete with beer pumps ideal for entertaining.

#### Reception

11'9" x 10'4"

Features a fire set within a block surround, radiator and the space flows openly into the conservatory, enhancing the sense of light and connectivity within the home.

#### Conservatory

Windows to side and rear, double doors to the rear garden.

#### Kitchen/Breakfast Room

11'9" x 21'0"

This good sized kitchen/breakfast room is fitted with a range of wall and base units with worktop space over, a 1½ bowl sink unit, and tiled splashbacks. There is plumbing for a dishwasher, two useful storage cupboards, and tiled flooring throughout. Natural light floods the space through two double glazed windows to the rear and a single glazed window to the front. A door leads to the rear porch, which provides access to the utility room, adding to the practicality of the space.

#### Rear Porch

The rear porch provides access to multiple areas of the home, with a door leading out to the rear garden, as well as internal doors to both the utility room and the sitting/games room offering a practical and convenient transition between indoor and outdoor spaces.

#### Utility Room

11'0" x 6'3"

The utility room is fitted with base units and worktop space, along with a stainless steel sink unit for added convenience. It features tiled flooring and plumbing for a washing machine. A double glazed window to the rear provides natural light and a pleasant outlook to the garden.

#### Sitting/Games Room

16'4" x 17'1"

Converted by the owners from the garage, this versatile sitting/games room features single glazed windows to both the front and side with a coal fireplace.

### First Floor

#### Landing

Spacious landing with window to front and storage cupboard, access to loft with pull down ladder.



**Bedroom 1**

155" x 1610"

Single glazed window to front, radiator

**Bedroom 2**

115" x 216"

Windows to front, side and rear, double glazed window to rear.

**Bedroom 3**

1111" x 1410"

Window to rear, radiator.

**Bedroom 4**

154" x 1010"

Single glazed window to front, electric storage heater.

**Bedroom 5**

88" x 1111"

Double glazed window to rear, radiator.

**Bathroom**

Three piece comprising bath, wash hand basin and WC. radiator, double glazed window to rear.

**WC**

WC. Frosted double glazed window to rear.

**External**

The property is situated on a good size plot, boasts mature front gardens that create a welcoming first impression, complemented by a driveway and convenient side access to the rear.

The generously sized rear garden is a standout feature, offering a spacious patio area directly accessible from both the kitchen and conservatory, ideal for outdoor dining and entertaining. Steps lead down to a lawned garden bordered by mature shrubs, with a gated section opening into an additional garden area that includes a poly greenhouse, a variety of fruit trees and further established planting. Rear lane access provides ample off-road parking, along with the added benefit of a garage and car port.

**Rear Garden****Aerial Images****Agents Note**

\*\* PLEASE NOTE - The outline shown around the property is for illustrative purposes only and is an approximate indication of the property's boundaries \*\*

Tenure - Freehold

Council Tax Band - G

Services - Mains electric. Mains sewerage. Water Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 79 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

**Further opportunity**

To the side of the property, there is a building plot available for purchase. Please contact the branch for further details.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 31      | 63        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

